COMM NW COR OF NE1/4 OF SE1/4, R
E R/W OF A CO RD FOR POB, CONT E
S 467.56 FT, W 250.01 FT TO E R/

BOLAND MONICA/BOLAND CORBIN
3199 SW FRY AVE
FORT WHITE, FL 32038

2027

22-7S-16-04292-003

BUILDING CHARACTERISTICS

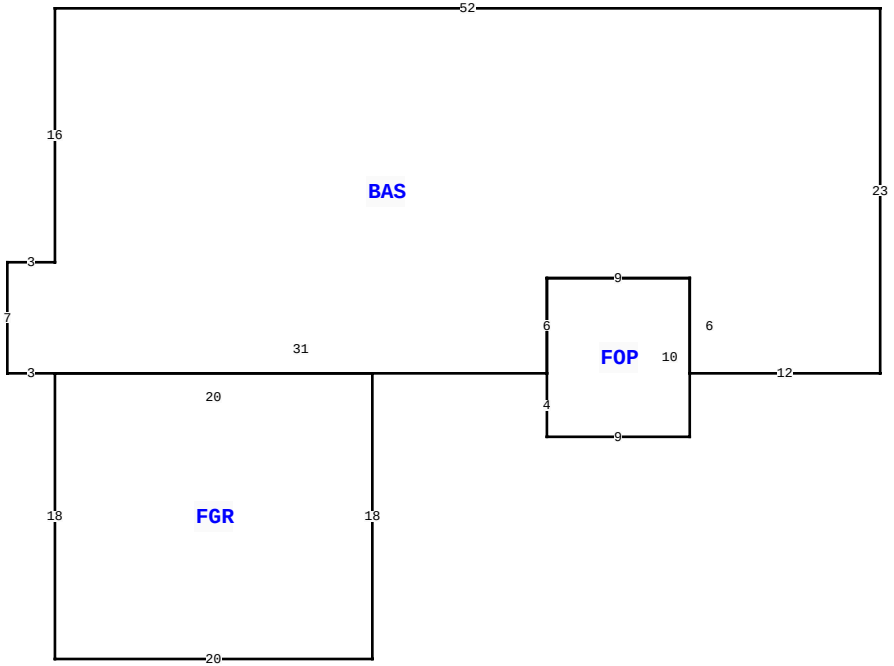
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100		1,163	122,348
FGR	360	55		198	20,830
FOP	90	30		27	2,841
TOTALS	1,613			1,388	146,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,388	119.5440	131.50	182,522	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2014 Heated Area: 1163 HX Base Yr 2014



3199 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	308.00	UT	2.00	2.00	100	2005	2005	3	100	616	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,018
TOTAL MARKET OB/XF VALUE		1,016
TOTAL LAND VALUE - MARKET		39,620
TOTAL MARKET VALUE		186,654
SOH/AGL Deduction		58,911
ASSESSED VALUE		127,743
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,332
TOTAL JUST VALUE		186,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/2794	2/14/2013	QC	U	I	11	100
GRANTOR: ANGELA LYNN DYSON (SI						
GRANTEE: MONICA & CORBIN BOL						
1249/2790	2/14/2013	WD	Q	I	01	118,000
GRANTOR: KELLY ANN MONGE TRUST						
GRANTEE: MONICA & CORBIN BOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S16 W3 S7 E3 FGR= S18 E20 N18 W20$ E31 FOP= S4 E9 N10 W9 S6$ N6 E9 S6 E12 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,016

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	2.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	39,620							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 2.83 Total Land Value: 39,620 Market: 0 Agricultural: 0 Common: 39,620 PRINTED 11/17/2026 BY SYS