COMM SE COR OF SW1/4 OF NE1/4, N POB, CONT N 320.88 FT, W 680.36 FT, E 680.36 FT TO POB.

TEGGART BRITTANY/TEGGART CHARLES JOSEPH III
3000 SW FRY AVE
FORT WHITE, FL 32038

2027

22-7S-16-04292-004

BUILDING CHARACTERISTICS

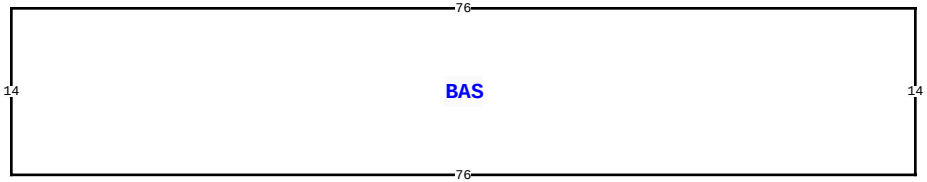
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,064	100		1,064	62,862
TOTALS	1,064			1,064	62,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	115.5000	107.42	114,295	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1064 HX Base Yr 2022



3000 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	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	100	2022	2021		100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	900.00	100	2022	2021		100	900	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	100.00	100.00	100	2022	2021		100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
5	0040	BARN,POLE	0	100	45	30	1.00	UT	6,750.00	6,750.00	100	2027	2026		100	6,750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,862
TOTAL MARKET OB/XF VALUE		15,350
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		143,342
SOH/AGL Deduction		43,024
ASSESSED VALUE		100,318
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,907
TOTAL JUST VALUE		143,342
NCON VALUE		6,077
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055850	New Residential C	273,862	08/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/534	4/01/2021	WD	U	V	11	100

GRANTOR: YATES CAROLYN RENE BA

GRANTEE: TEGGART BRITTANY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=23,9] E76 S14 W76 N14 $

.

LAND DESCRIPTION

TOTAL OB/XF 15,350

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS