W1/2 OF NW1/4 OF NE1/4 OF SE1/4.

460-208, 863-916, 959-354, WD 13

FRIES BILLY L/FRIES ANJANETTE L
1300 SW CUMORAH HILL ST
FORT WHITE, FL 32038-3746

2026

24-6S-16-03934-004

BUILDING CHARACTERISTICS

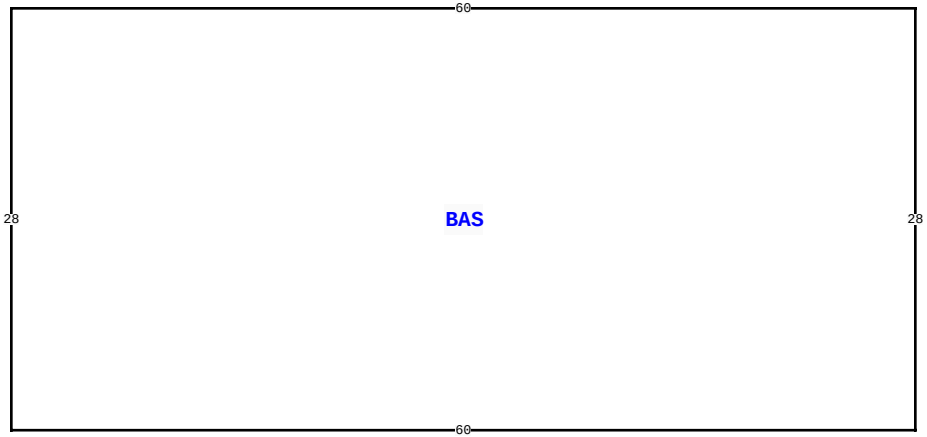
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	98,933
TOTALS	1,680			1,680	98,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	113.9000	107.07	179,878	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1680 HX Base Yr 2023



1300 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0.00	0.00	100	2015	2015	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	150.00	150.00	100	2026	2025		100	150	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,933
TOTAL MARKET OB/XF VALUE		11,650
TOTAL LAND VALUE - MARKET		62,530
TOTAL MARKET VALUE		173,113
SOH/AGL Deduction		27,879
ASSESSED VALUE		145,234
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,823
TOTAL JUST VALUE		173,113
NCON VALUE		1,750
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,933

PRMT:1:1: TRAVEL TRAILER

SALE:1:1: 5.00 AC, SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051514	Solar Power Syste	76,382	11/14/2024
000051328	Roof Replacement	17,525	10/31/2024
15538	M H	75	05/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/1720	12/11/2017	WD	Q	I	01	80,000

GRANTOR: PHILIP W & TONI CRENS

GRANTEE: BILLY L & ANJANETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E60 N28$.

LAND DESCRIPTION

TOTAL OB/XF 11,650

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	4.81	AC		1.00	1.00	1.00	13,000.00	13,000.00	62,530							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 4.81 Total Land Value: 62,530 Market: 0 Agricultural: 0 Common: 62,530 PRINTED 06/23/2026 BY SYS