ALL OF GOV'T LOT 2 LYING NE OF F R/W LINE.

FROWICK PROPERTIES 9, LLC
7722 STILL LAKES DR
ODESSA, FL 33556

2027

28-7S-16-04343-001

BUILDING CHARACTERISTICS

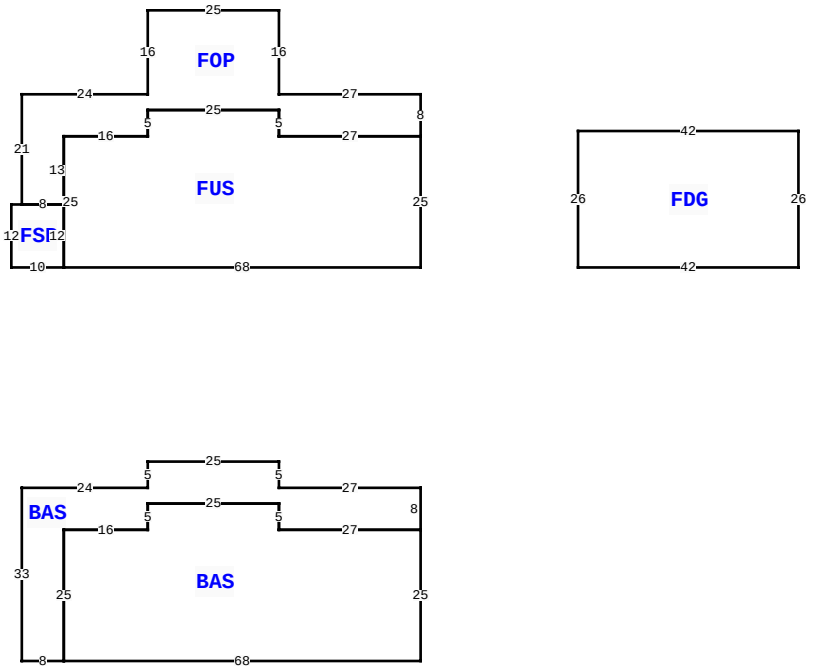
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	808	100		808	65,986
BAS	1,825	100		1,825	149,040
FDG	1,092	60		655	53,491
FOP	987	30		296	24,173
FSP	120	40		48	3,920
FUS	1,825	100		1,825	149,040
TOTALS	6,657			5,457	445,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,457	114.2138	125.64	685,617	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 4458 HX Base Yr 2024



5276 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	445,651
TOTAL MARKET OB/XF VALUE	13,648
TOTAL LAND VALUE - MARKET	288,765
TOTAL MARKET VALUE	466,326
SOH/AGL Deduction	0
ASSESSED VALUE	466,326
TOTAL EXEMPTION VALUE	HX HB VP 466,326
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	748,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	756,151

SALE:1:3: DEED IS #04273-001.

SALE:1:2: MULTI-PRCL SALE; OTHER PRCL # COVERED ON

SALE:1:1: TOTAL AC FOR THIS DEED IS 87.80 AC WITH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/66	8/13/2026	WD	Q	I	05	2,550,100
GRANTOR: BERRY CHRISTOPHER L						
GRANTEE: FROWICK PROPERTIES						
1557/117	12/10/2025	LE	U	I	14	100
GRANTOR: BERRY CHRISTOPHER L						
GRANTEE: BERRY CHRISTOPHER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 W27 N5 W25 S5 W24 S33 E8 N25 E16 N5 E25 S5 E27$ BAS= W27 N5 W25 S5 W16 S25 E68 N25 $ PTR= N50 FUS= N25 FOP= N8 W27 N16 W25 S16 W24 S21 FSP= W2 S12 E10 N12 W8 $ E8 N13 E16 N5 E25 S5 E27 $ W27 N5 W25 S5 W16 S25 E68$ PTR= E30 FDG= E42 N26 W42 S26$ W30$ S50$.

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	0260	PAVEMENT-A	0	100	660	10	6,600.00	UT	1.10	1.10	90	1993	1993	3	90	6,534	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	
3	0166	CONC,PAVMT	0	100	19	38	722.00	UT	2.00	2.00	100	1993	1993	3	100	1,444	
4	0080	DECKING	0	100	0	0	1,168.00	UT	5.00	5.00	50	1993	1993	3	50	2,920	

LAND DESCRIPTION

TOTAL OB/XF 13,648

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	1.00	AC		1.00	1.00	0.50	9,000.00	4,500.00	4,500							
2	5910	A	SWAMP/CYPRES	100					63.17	AC		1.00	1.00	1.00	40.00	40.00	2,527							
3	9910	M	MKT.VAL.AG	100					63.17	AC		1.00	1.00	0.50	9,000.00	4,500.00	284,265							

REVIEW DATE 05/11/2020 BY BC Total Acres: 64.17 Total Land Value: 7,027 Market: 284,265 Agricultural: 2,527 Common: 4,500 PRINTED 11/17/2026 BY SYS