COMM SE COR OF NE1/4 OF SE1/4, R
TO N R/W OF US-27, NW 978.85 FT,
FOR POB, CONT NE 208.71 FT, NW 1

FRALICK CAROLYN
185 SW FRALICK CT
FORT WHITE, FL 32038

2027

29-6S-16-03969-011

BUILDING CHARACTERISTICS

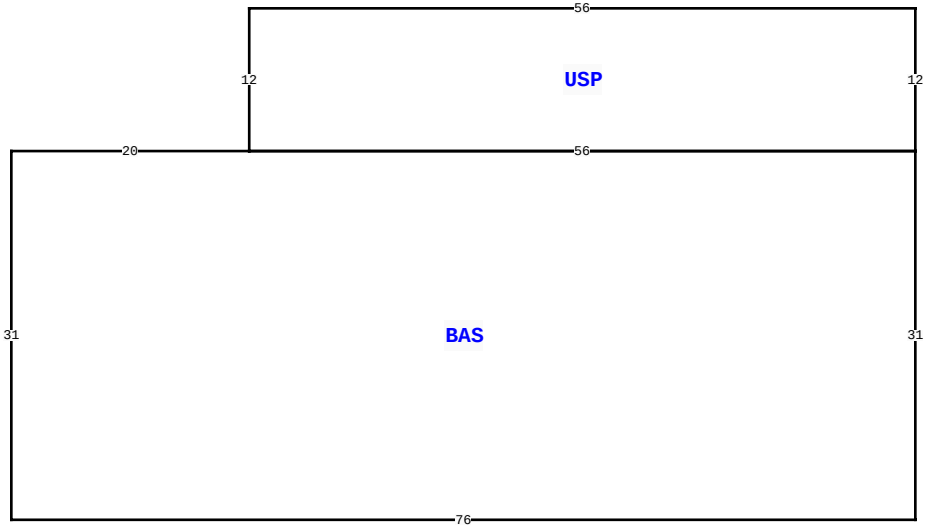
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	74,581
USP	672	35		235	7,439
TOTALS	3,028			2,591	82,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,591	103.4550	62.07	160,823	2006	2006	0	0	0	49.00	51.00

3 MOBILE HME 100% - 0 Heated Area: 2356 HX Base Yr



167 SW FRALICK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,363
TOTAL MARKET OB/XF VALUE		25,484
TOTAL LAND VALUE - MARKET		19,580
TOTAL MARKET VALUE		141,427
SOH/AGL Deduction		17,915
ASSESSED VALUE		123,512
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		17,101
TOTAL JUST VALUE		141,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,427

XFOB:1:1: BOWEN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24202	M H	275	03/08/2006
8561	M H	125	07/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1660	7/10/2021	LE	U	I	14	100

GRANTOR: FRALICK CAROLYN

GRANTEE: FRALICK SAVANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S31 E76 N31 W56 $
USP=[ORIG=56,0] N12 W56 S12 E56 $
.

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	0294	SHED WOOD/	0	100	12	21	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0070	CARPORT UF	0	100	21	23	483.00	UT	3.00	3.00	70	1993	1993	3	70	1,014	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	12	60	720.00	UT	1.00	1.00	100	1993	1993	3	100	720	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2008	2008	3	100	1,100	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 19,684

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	3.56	AC		1.00	1.00	1.00	5,500.00	5,500.00	19,580							

REVIEW DATE 06/10/2026 BY AJ Total Acres: 3.56 Total Land Value: 19,580 Market: 0 Agricultural: 0 Common: 19,580 PRINTED 11/16/2026 BY SYS

COMM SE COR OF NE1/4 OF SE1/4, R
TO N R/W OF US-27, NW 978.85 FT,
FOR POB, CONT NE 208.71 FT, NW 1

FRALICK CAROLYN
185 SW FRALICK CT
FORT WHITE, FL 32038

2027

29-6S-16-03969-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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	01	01
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

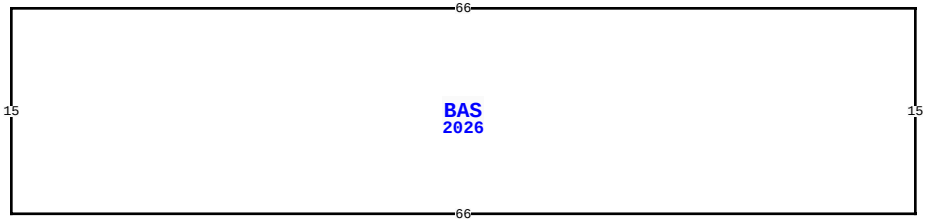
NEIGHBORHOOD/LOC 29616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2026	990	14,343
TOTALS	990			990	14,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	990	60.3750	36.22	35,858	1975	1975	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2026 Heated Area: 990 HX Base Yr



167 SW FRALICK CT, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 03/10/2022 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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	5,600.00	5,600.00	100	2026	2025		100	5,600	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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TOTAL JUST VALUE		141,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1660	7/10/2021	LE	U	I	14	100

GRANTOR: FRALICK CAROLYN

GRANTEE: FRALICK SAVANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=7,12] E66 S15 W66 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,800

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

REVIEW DATE 06/10/2026 BY AJ Total Acres: 3.56 Total Land Value: 19,580 Market: 0 Agricultural: 0 Common: 19,580 PRINTED 11/16/2026 BY SYS