

LOT 2 PICKEN'S SUWANNEE SHORES U  
446-575, 639-457, 895-472, WD 13

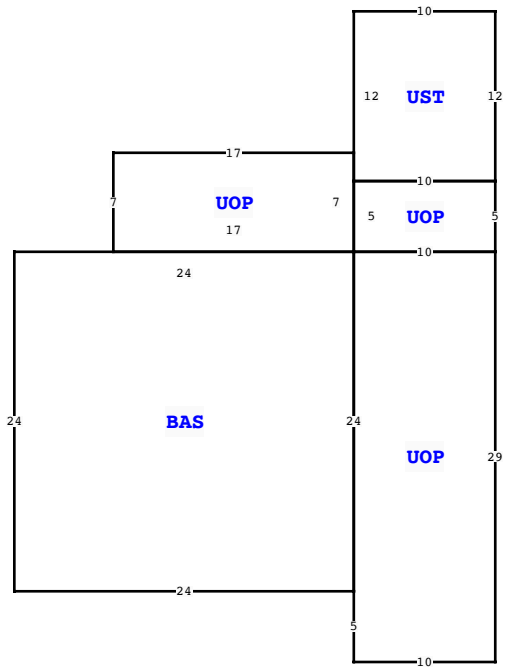
FRUMKES MARK  
344 NW NULL RD  
WHITE SPRINGS, FL 32096

**2026**

11-2S-15-00031-002  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	14	CARPET 100	
Air Condition	04	ROOF TOP 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architactual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	11215.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	576	100	39,098
UOP	50	20	679
UOP	119	20	1,629
UOP	290	20	3,937
UST	120	45	3,665
TOTALS	1,155		49,008

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0300	01	722	92.7288	113.13	81,680	1978	1978		0	0	40.00	60.00	
1 SFR PILING 0% - 2026 Heated Area: 576 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,008
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			54,208
SOH/AGL Deduction			0
ASSESSED VALUE			54,208
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,208
TOTAL JUST VALUE			54,208
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40118	REMODEL	0	07/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2549	4/27/2026	WD	Q	I	05	400,000
GRANTOR: HOWAR ALEXANDER J						
GRANTEE: FRUMKES MARK						
1457/2165	1/15/2022	WD	Q	I	05	280,000
GRANTOR: MYRICK ROGER D						
GRANTEE: HOWAR ALEXANDER J						

EXTRA FEATURES															
L N	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	0080	DECKING	0	0	12	15	1.00	UT 0.00	0.00	100	0	0	3	100	200

344 NW NULL RD, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES													
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**BUILDING DIMENSIONS**  
BAS= W24 S24 E24 UOP= S5 E10 N29 UOP= N5 UST= N12 W10 S12  
E10\$ W10 S5 E10\$ W10 S24\$ N24\$ UOP= N7 W17 S7 E17\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0		00	71.00	135.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							