COMM SW COR OF SEC, RUN E 46.86
CONT E 660.32 FT, N 656.81 FT, W
S 657.06 FT TO POB. (AKA LOT 1 S

STEPHAN FAMILY LIVING TRUST DATED OCTOBER 29, 2019
2706 SW 21ST PLACE
CAPE CORAL, FL 33914

2026

10-6S-16-03814-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

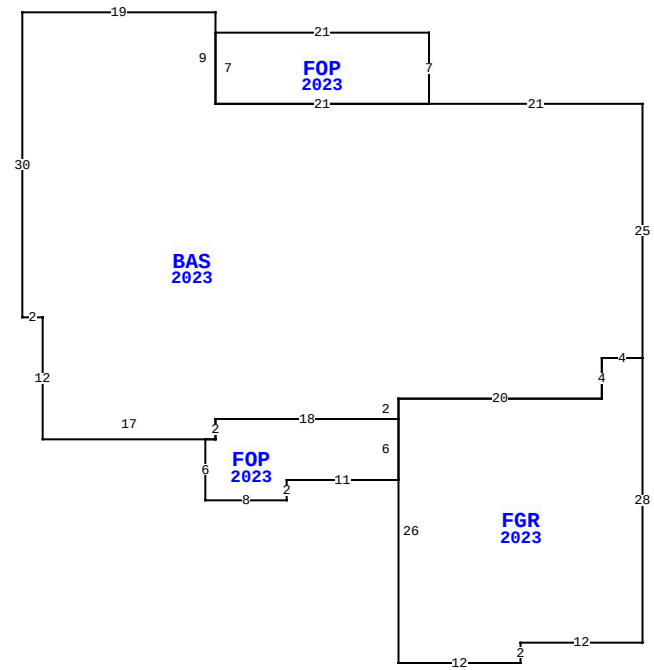
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2023	2,012	266,594
FGR	616	55	2023	339	44,918
FOP	128	30	2023	38	5,035
FOP	147	30	2023	44	5,830
TOTALS	2,903			2,433	322,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,433	121.9680	136.60	332,348	2022	2022	0	0	0	3.00	97.00

2 SINGLE FAM 0% - 2023 Heated Area: 2012 HX Base Yr



198 SW GRASSY LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	322,378
TOTAL MARKET OB/XF VALUE	2,460
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	419,933
SOH/AGL Deduction	0
ASSESSED VALUE	419,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,933
TOTAL JUST VALUE	419,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047275	Solar Power Syste	52,536	05/18/2023
000042801	New Residential C	333,410	09/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/861	7/12/2021	WD	U	V	11	100
GRANTOR: STEPHAN GREGORY A						
GRANTEE: STEPHAN FAMILY LIVI						
1433/2272	3/26/2021	WD	Q	V	01	98,000
GRANTOR: WALDOCK ALAN JOHN						
GRANTEE: STEPHAN GREGORY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-7,-11] W21 W21 N9 W19 S30 E2 S12 E17 N2 E18 N2 E20 N4 E4 N25 $
FGR=[YR=2023;ORIG=-7,14] W4 S4 W20 S26 E12 N2 E12 N28 $
FOP=[YR=2023;ORIG=-49,-18] E21 S7 W21 N7 $
FOP=[YR=2023;ORIG=-31,20] W18 S2 W1 S6 E8 N2 E11 N6 $
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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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 12/15/2022 BY HC Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/17/2025 BY SYS