

BEG NE COR OF SE1/4 OF SE1/4,
RUN W 691.15 FT, S 661.88 FT,
E 81 FT, CONT E 626.25 FT, N

ALLEN CHRISTINE ANITA/ALLEN ROBERT STEWART JR
1002 SW GRASSY LN
FORT WHITE, FL 32038-3946

2026

10-6S-16-03814-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	10616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	28,861
BAS	1,643	100		1,643	164,648
FOP	48	30		14	1,403
PTO	360	5		18	1,804
PTO	652	5		33	3,307
TOTALS	2,991			1,996	200,022

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0060	CARPORT F	0	100	24	30	720.00	UT	5.00
3	0031	BARN,MT AE	0	100	40	70	2,800.00	UT	14.00
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	4.02
2	6200	A	PASTURE 3	0			0.00	0.00	16.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	16.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,996	113.2572	126.85	253,193	2004	2004	0	0	0	21.00	79.00
1 SINGLE FAM 100% - 2019 Heated Area: 1931 HX Base Yr 2019												
1002 SW GRASSY LN, FORT WHITE												

TOTAL OB/XF												
53,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100			0.00	0.00	4.02	AC		1.00
2	6200	A	PASTURE 3	0			0.00	0.00	16.00	AC		1.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	16.00	AC		1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		200,022	
TOTAL MARKET OB/XF VALUE		53,200	
TOTAL LAND VALUE - MARKET		180,180	
TOTAL MARKET VALUE		293,882	
SOH/AGL Deduction		94,761	
ASSESSED VALUE		199,121	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		148,399	
TOTAL JUST VALUE		433,402	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		436,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051814	Roof Replacement	16,500	12/13/2024
000047243	Electrical Servic	0	05/16/2023
27941	ADDN SFR	148	07/13/2009
21483	SFR	471	02/05/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1353/0648	2/02/2018	WD	Q	I	01	295,000	
GRANTOR: LISA RICHARDS							
GRANTEE: CHRISTINE ANITA & R							
1267/0380	12/23/2013	WD	Q	I	01	287,500	
GRANTOR: EDWARD D BUNNELL & M.							
GRANTEE: JAMES C & LISA V RI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W3 PTO= N26 W50 S8 E16 S3 E24 S15 E10\$ W10 PTO= N15 W24 S15 E24\$ W24 BAS= N18 W16 S18 E16\$ W16 S31 E14 FOP= S6 E8 N6 W8\$ E39 N31\$.									