COMM SW COR, RUN E 46.86 FT TO E
E 2007.40 FT FOR POB, CONT E 658
658.22 FT, W 658.02 FT, S 655.35

VAZQUEZ HERNAN L/VAZQUEZ SUSI Y ACEBEY
554 SW GRASSY LN
FORT WHITE, FL 32038

2026

10-6S-16-03814-118

BUILDING CHARACTERISTICS

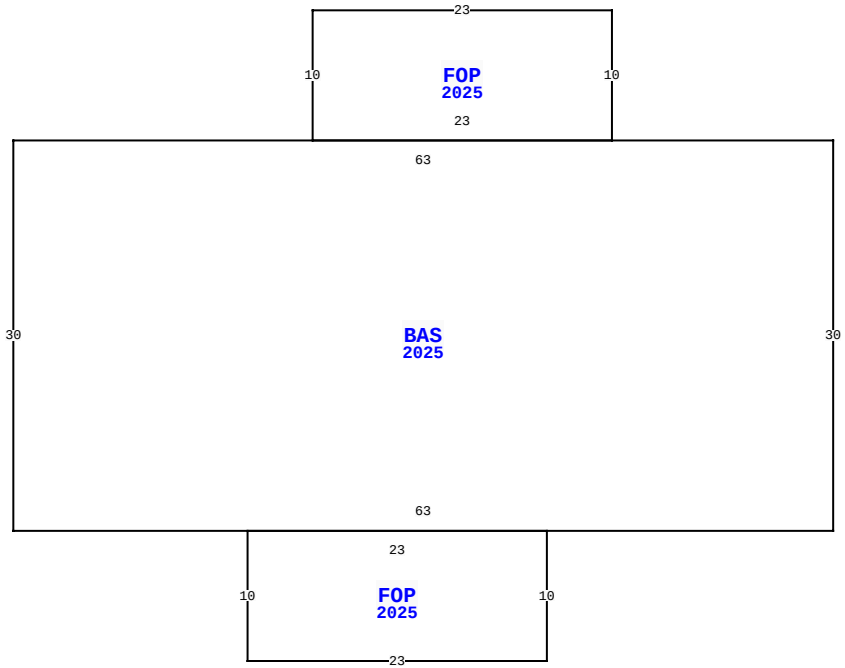
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	05	05
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	1,890	100	2025	1,890	230,295
FOP	230	30	2025	69	8,408
FOP	230	30	2025	69	8,408
TOTALS	2,350			2,028	247,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	109.8900	123.08	249,606	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1890 HX Base Yr 2025



554 SW GRASSY LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		247,110
TOTAL MARKET OB/XF VALUE		12,688
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		354,988
SOH/AGL Deduction		24,815
ASSESSED VALUE		330,173
TOTAL EXEMPTION VALUE	HX HB 13	330,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048603	New Residential C	246,870	11/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/386	6/23/2023	WD	Q	I	01	155,000
GRANTOR: GABRIELSON MARK A						
GRANTEE: VAZQUEZ HERNAN L						
1004/2548	1/09/2004	WD	Q	V		50,000
GRANTOR: DAVID E & DDEBORA CLA						
GRANTEE: MARK A & ANGELA M G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=11,12] E63 S30 W63 N30 $
FOP=[YR=2025;ORIG=34,2] E23 S10 W23 N10 $
FOP=[YR=2025;ORIG=29,42] E23 S10 W23 N10 $
.

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	0040	BARN,POLE	0	100	24	48	1,152.00	UT	6.50	6.50	100	2014	2014	3	100	7,488	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 12,688

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		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 12/20/2024 BY HC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 10/01/2025 BY SYS