(AKA LOT 7 OLD WIRE FOREST S/D U
SE 1/4 OF SW1/4.

SANTOS OSMANY RODRIGUEZ
12040 SW 84TH AVE
MIAMI, FL 33156

2026

13-6S-16-03817-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

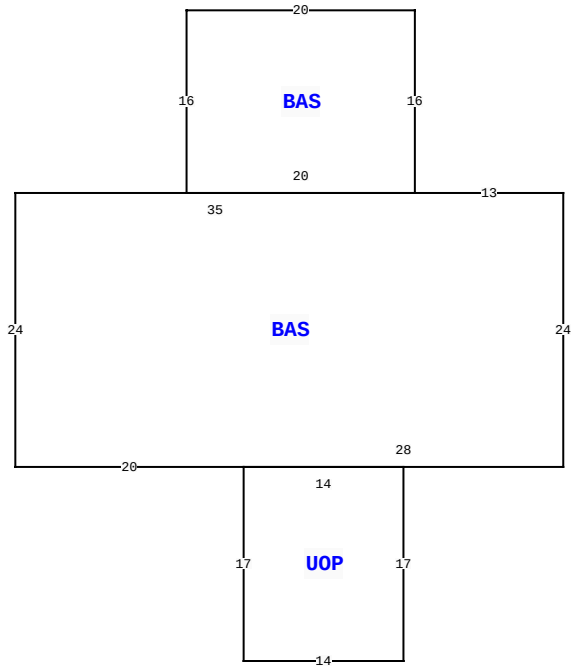
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	3,668
BAS	1,152	100		1,152	13,206
UOP	238	25		60	688
TOTALS	1,710			1,532	17,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,532	47.7600	28.66	43,907	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1472 HX Base Yr



105 SW GRAPEVINE CT, 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	17,563
TOTAL MARKET OB/XF VALUE	9,040
TOTAL LAND VALUE - MARKET	95,332
TOTAL MARKET VALUE	121,935
SOH/AGL Deduction	27,079
ASSESSED VALUE	94,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,856
TOTAL JUST VALUE	121,935
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051141	Electrical Servic	0	10/17/2024
21437	M H	250	01/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/2706	2/18/2025	QC	U	I	11	100
GRANTOR: GONZALEZ YASER GONZAL						
GRANTEE: SANTOS OSMANY RODRI						
1397/1721	10/21/2019	WD	Q	I	01	66,500
GRANTOR: BILLY J MOWERY						
GRANTEE: YASER GONZALEZ GONZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N16 W20 S16 E20$ W35 S24 E20 UOP= S17 E14 N17 W14$ E28 N24$.

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	2007	2007	3	100	1,200	
2	0294	SHED WOOD/	0	0	15	16	240.00	UT	14.00	14.00	25	2007	2007	3	25	840	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,040

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	0		A-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,832							
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 10.04 Total Land Value: 95,332 Market: 0 Agricultural: 0 Common: 95,332 PRINTED 11/18/2025 BY SYS