(AKA LOT 8 OLD WIRE FOREST S/D
UNR) SE1/4 OF SE1/4 OF SW1/4.
WD ORB 957-2522, WD 957-2524,

DODGE PAUL R/DODGE CARMEN J
289 SW GRAPEVINE CT
FT WHITE, FL 32038

2026

13-6S-16-03817-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

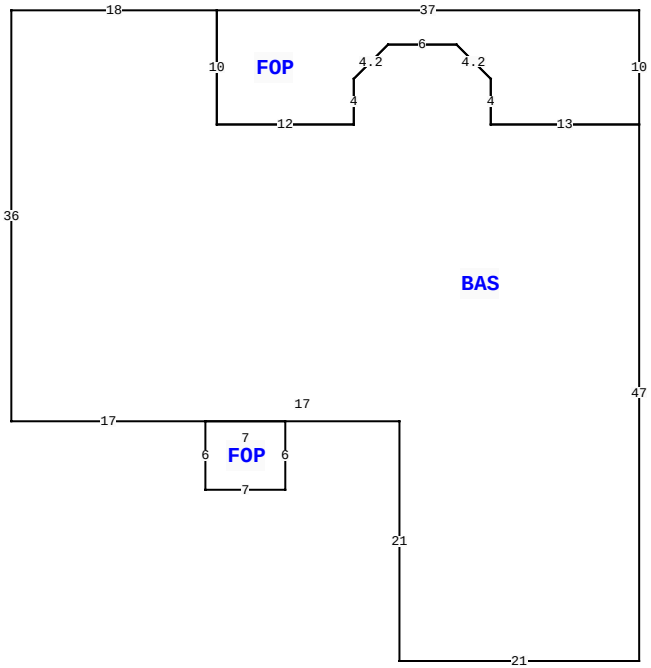
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	2,126	100		2,126	233,851
FOP	42	30		13	1,430
FOP	295	30		88	9,680
TOTALS	2,463			2,227	244,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	125.9104	141.02	314,052	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2126 HX Base Yr 2004



289 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		244,961
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		95,370
TOTAL MARKET VALUE		259,351
SOH/AGL Deduction		89,402
ASSESSED VALUE		169,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,227
TOTAL JUST VALUE		342,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052376	Roof Replacement	23,672	02/18/2025
20837	SFR	379	07/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0957/2524	7/13/2002	WD	Q	V		33,000
GRANTOR: SHIRLEY BENNETT						
GRANTEE: PAUL & CARMEN DODGE						
0957/2524	7/12/2002	WD	Q	V		31,700
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: SHIRLEY BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S36 E17 FOP= S6 E7 N6 W7$ E17 S21 E21 N47 FOP= N10 W37 S10 E12 N4 R3 U3 E6 D3 R3 S4 E13$ W13 N4 L3 U3 W6 D3 L3 S4 W12 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	100	2003	2003	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1.04	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,870							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	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 04/03/2025 BY jerry Total Acres: 10.04 Total Land Value: 12,390 Market: 85,500 Agricultural: 2,520 Common: 9,870 PRINTED 11/18/2025 BY SYS