LOT 7 SOUTHFORK S/D UNR DESC AS)
SEC, E 46.86 FT TO E R/W SR-47,
FT, N 656.57 FT FOR POB, CONT N

LEWIS JOSEPH L/DUPRIEST CASEY
381 SW GRASSY LN
FORT WHITE, FL 32038

**2026**

**10-6S-16-03814-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 02

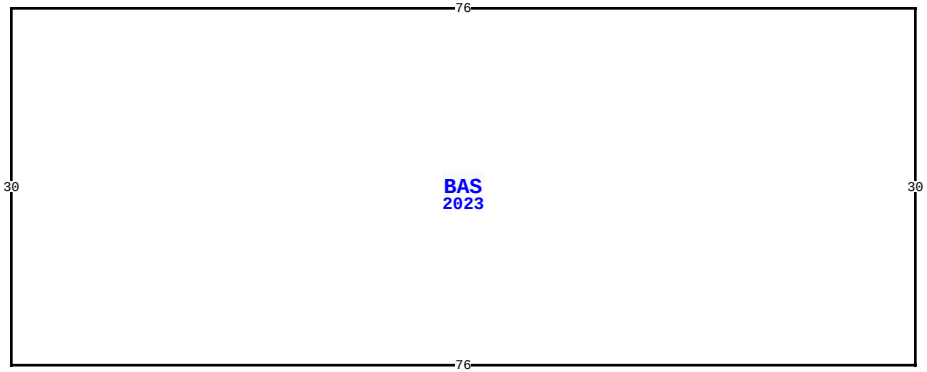
NEIGHBORHOOD/LOC 10616.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,280 | 100 | 2023 | 2,280 | 213,433 |
| TOTALS | 2,280 | | | 2,280 | 213,433 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,280 | 115.8000 | 108.85 | 248,178 | 2018 | 2018 | 0 | 0 | 0 | 14.00 | 86.00 |

1 MANUF 1 0% - 2023 Heated Area: 2280 HX Base Yr




381 SW GRASSY LN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2023 | 2022 | | 100 | 400 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 2023 | 2022 | | 100 | 200 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2023 | 2022 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 213,433 |
| TOTAL MARKET OB/XF VALUE | 8,800 |
| TOTAL LAND VALUE - MARKET | 110,220 |
| TOTAL MARKET VALUE | 332,453 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 332,453 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 332,453 |
| TOTAL JUST VALUE | 332,453 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 321,054 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1474/1312 | 8/29/2022 | WD | U | I | 34 | 65,000 |
| GRANTOR: WESTRIDGE INC | | | | | | |
| GRANTEE: LEWIS JOSEPH L | | | | | | |
| 1333/2424 | 3/15/2017 | WD | Q | I | 01 | 130,500 |
| GRANTOR: FLORIDA GEORGIA PROPE | | | | | | |
| GRANTEE: WESTRIDGE INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,10] S30 E76 N30 W76 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,800

| 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 | 10.02 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,220 | | | | | | | |

REVIEW DATE 04/29/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 06/30/2026 BY SYS