

COMM SW COR OF SEC, RUN E 46.86  
 CONT E 660.32 FT, N 656.81 FT, W  
 S 657.06 FT TO POB. (AKA LOT 1 S

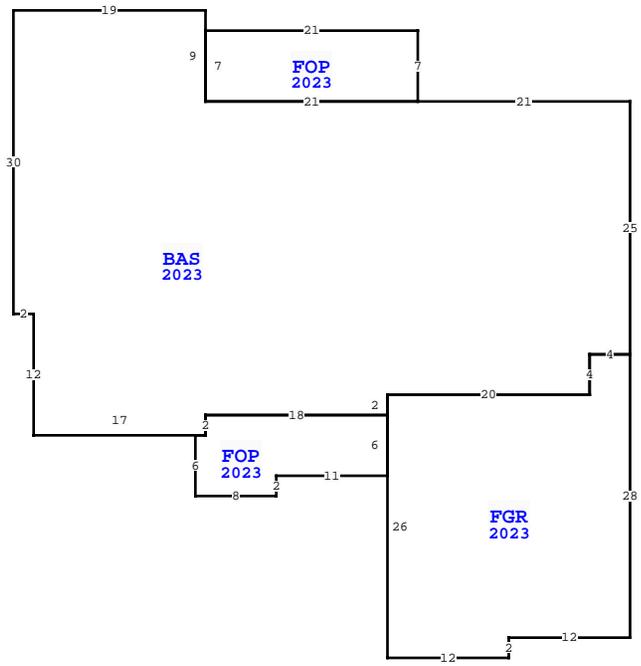
STEPHAN FAMILY LIVING TRUST DATED OCTOBER 29, 2019  
 2706 SW 21ST PLACE  
 CAPE CORAL, FL 33914

**2026**

10-6S-16-03814-101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	07	07	
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
BAS	2,012	100	2023
FGR	616	55	2023
FOP	128	30	2023
FOP	147	30	2023
TOTALS	2,903		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,433	121.9680	139.04	338,284	2022	2022	0	0	3.00	97.00
2 SINGLE FAM			0% - 2023	Heated Area: 2012			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			328,135
TOTAL MARKET OB/XF VALUE			8,760
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			447,005
SOH/AGL Deduction			0
ASSESSED VALUE			447,005
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			447,005
TOTAL JUST VALUE			447,005
NCON VALUE			6,300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047275	Solar Power Syste	52,536	05/18/2023
000042801	New Residential C	333,410	09/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/861	7/12/2021	WD	U	V	11	100
GRANTOR: STEPHAN GREGORY A						
GRANTEE: STEPHAN FAMILY LIVI						
1433/2272	3/26/2021	WD	Q	V	01	98,000
GRANTOR: WALDOCK ALAN JOHN						
GRANTEE: STEPHAN GREGORY A						

EXTRA FEATURES		198 SW GRASSY LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	3.00
3	0296	SHED METAL	600.00
4	0030	BARN, MT	5,700.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=-7,-11] W21 W21 N9 W19 S30 E2 S12 E17 N2 E18 N2 E20 N4 E4 N25 \$	
FGR=[YR=2023;ORIG=-7,14] W4 S4 W20 S26 E12 N2 E12 N28 \$	
FOP=[YR=2023;ORIG=-49,-18] E21 S7 W21 N7 \$	
FOP=[YR=2023;ORIG=-31,20] W18 S2 W1 S6 E8 N2 E11 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF 8,760																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							