

BEG NW COR OF SW1/4 OF SE1/4,
 RUN E 636.65 FT, S 664.21 FT,
 W 657.85 FT, N 665.49 FT, E

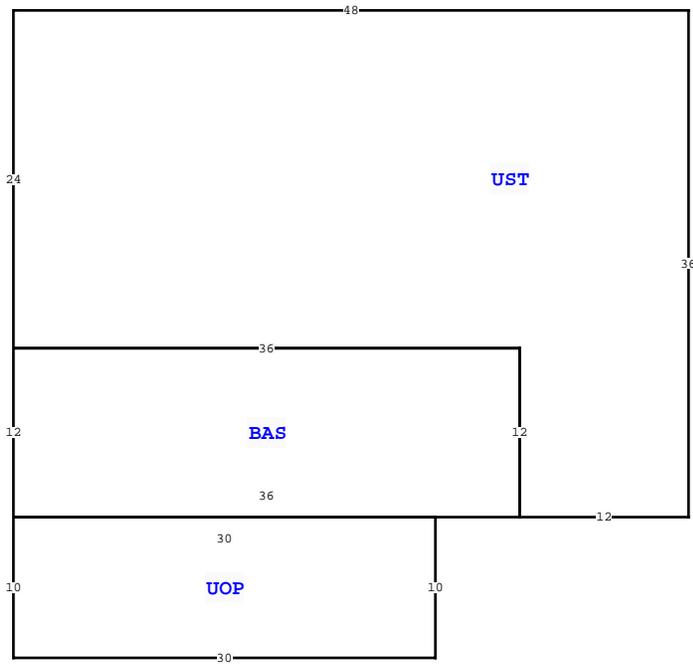
RODRIGUEZ JOSE/RODRIGUEZ ANA IRIS
 719 SW GRASSY LN
 FORT WHITE, FL 32038

2026

10-6S-16-03814-110

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	05	CONV	100
Units		0	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	432	100	
UOP	300	20	
UST	1,296	45	
TOTALS	2,028		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 432						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,302
TOTAL MARKET OB/XF VALUE			35,000
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			252,522
SOH/AGL Deduction			57,264
ASSESSED VALUE			195,258
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			93,847
TOTAL JUST VALUE			252,522
NCON VALUE			27,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046437	Mobile Home		02/02/2023
27720	SFR	527	03/30/2009
16762	M H	125	03/21/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/1631	7/20/2020	WD	Q	I	01	110,000
GRANTOR: JAMES H BOYLAN						
GRANTEE: JOSE & ANA IRIS ROD						
1223/1361	10/07/2011	QC	U	I	11	100
GRANTOR: GAIL M BOYLAN						
GRANTEE: JAMES H BOYLAN						

EXTRA FEATURES		719 SW GRASSY LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	9947	Septic	0
2	0296	SHED METAL	0
3	0030	BARN, MT	0

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

L N	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	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
2	0296	SHED METAL	0	100	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	
3	0030	BARN, MT	0	100	30	60	1.00	UT	27,500.00	100	2026	2025		100	27,500	

BUILDING NOTES	

BUILDING DIMENSIONS
 UST= W48 S24 BAS= S12 UOP= S10 E30 N10 W30\$ E36 N12 W36\$ E36 S12 E12 N36\$.

LAND DESCRIPTION		TOTAL OB/XF 35,000																						
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	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							
2	0200	C	MBL HM	0					1.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,220							