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

2027

10-6S-16-03814-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
Architectual	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

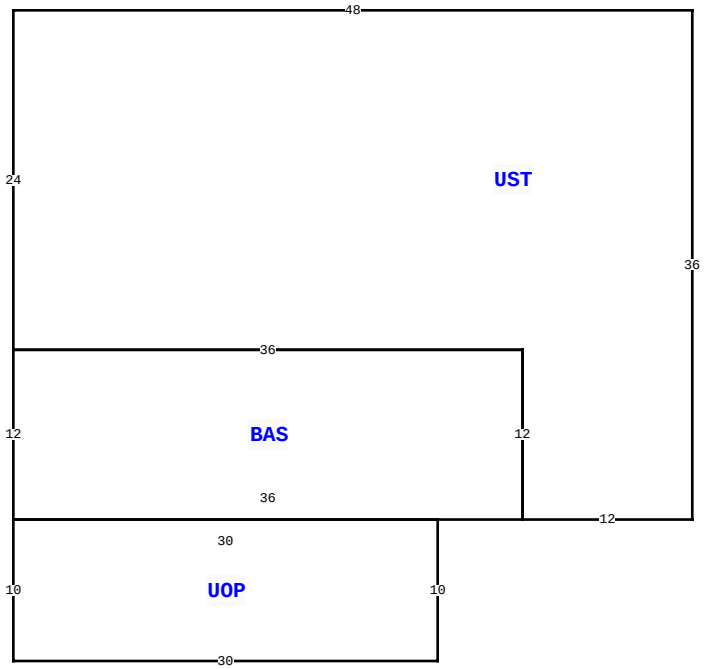
NEIGHBORHOOD/LOC 10616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	41,607
UOP	300	20		60	5,779
UST	1,296	45		583	56,150
TOTALS	2,028			1,075	103,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,075	111.1800	122.30	131,472	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2022 Heated Area: 432 HX Base Yr 2022



719 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	9947	Septic	0	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	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	27,500.00	100	2026	2025		100	27,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,534
TOTAL MARKET OB/XF VALUE		35,000
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		248,754
SOH/AGL Deduction		47,796
ASSESSED VALUE		200,958
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		99,547
TOTAL JUST VALUE		248,754
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,634

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						

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

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	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							

REVIEW DATE 04/29/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/16/2026 BY SYS