AKA LOT 12 SOUTHFORK S/D UNR:
COMM NW COR OF SW1/4 OF SE1/4,
RUN E 1297.59 FT FOR POB, CONT

FABIAN FREDERICK M/FABIAN LOURENE H
911 SW GRASSY LN
FORT WHITE, FL 32038-3937

2026

10-6S-16-03814-112

BUILDING CHARACTERISTICS

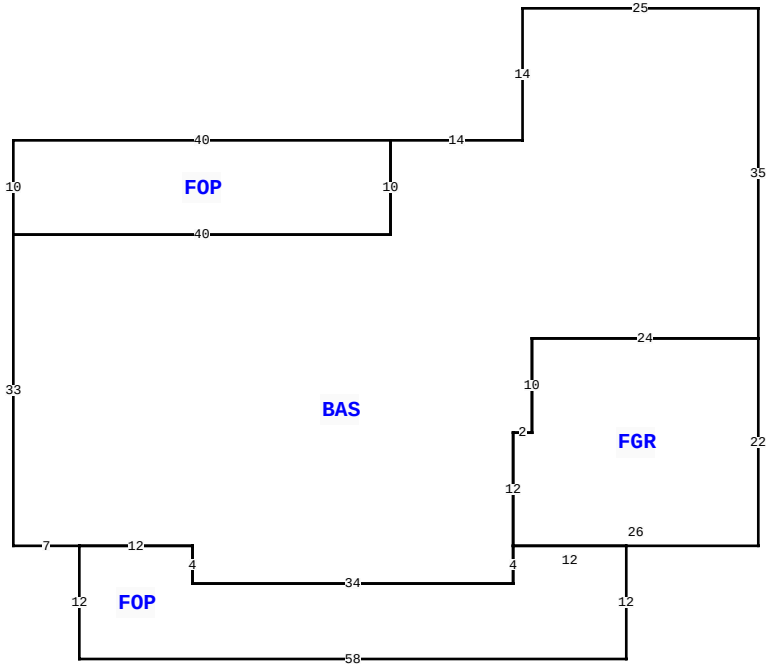
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,931	100		2,931	310,345
FGR	552	55		304	32,189
FOP	400	30		120	12,706
FOP	560	30		168	17,788
TOTALS	4,443			3,523	373,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,523	119.6738	134.03	472,188	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 2005 Heated Area: 2931 HX Base Yr 2005



911 SW GRASSY LN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		373,029
TOTAL MARKET OB/XF VALUE		54,860
TOTAL LAND VALUE - MARKET		180,720
TOTAL MARKET VALUE		451,300
SOH/AGL Deduction		122,295
ASSESSED VALUE		329,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,594
TOTAL JUST VALUE		608,609
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051658	Roof Replacement	28,000	11/26/2024
21474	SFR	834	02/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/0806	7/24/2009	WD	U	V	11	100
GRANTOR: ELSA Y VANEGAS						
GRANTEE: FREDERICK M & LOURE						
0942/1791	12/15/2001	WD	Q	V		37,300
GRANTOR: MIEGEL						
GRANTEE: ELSA VANEGAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S14 W14 FOP= W40 S10 E40 N10$ S10 W40 S33 E7 FOP= S12 E58 N12 W12 S4 W34 N4 W12$ E12 S4 E34 N4 FGR= E26 N22 W24 S10 W2 S12 $ N12 E2 N10 E24 N35$.

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	0166	CONC,PAVMT	0	100	0	0	810.00	UT	2.00	2.00	100	2004	2004	3	100	1,620	
2	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	12.00	12.00	75	2007	2007	3	75	21,600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	75	2014	2014	3	75	450	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0010	BARN,BLK	0	0	40	48	1,920.00	UT	13.00	13.00	75	2014	2014	3	75	18,720	
7	0040	BARN,POLE	0	100	24	26	624.00	UT	2.50	2.50	75	2014	2014	3	75	1,170	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 54,860

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	2.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,360							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.04	AC		1.00	1.00	1.00	280.00	280.00	5,051							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	162,360							

REVIEW DATE 04/29/2026 BY KS Total Acres: 20.08 Total Land Value: 23,411 Market: 162,360 Agricultural: 5,051 Common: 18,360 PRINTED 06/22/2026 BY SYS