BEG NE COR OF SE1/4 OF SE1/4,
RUN W 691.15 FT, S 661.88 FT,
E 81 FT, CONT E 626.25 FT, N

ALLEN CHRISTINE ANITA/ALLEN ROBERT STEWART JR
1002 SW GRASSY LN
FORT WHITE, FL 32038-3946

2027

10-6S-16-03814-113

BUILDING CHARACTERISTICS

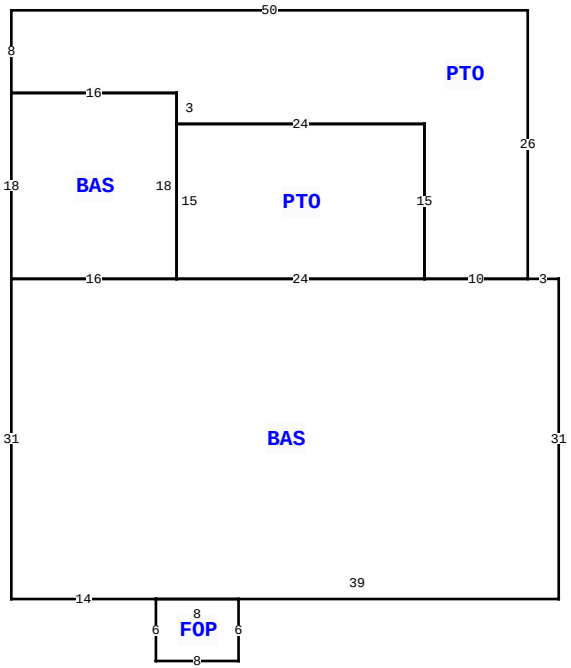
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	288	100		288	28,344
BAS	1,643	100		1,643	161,701
FOP	48	30		14	1,378
PTO	360	5		18	1,771
PTO	652	5		33	3,248
TOTALS	2,991			1,996	196,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	113.2572	124.58	248,662	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2019 Heated Area: 1931 HX Base Yr 2019



1002 SW GRASSY LN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0060	CARPORT F	0	100	24	30	720.00	UT	5.00	5.00	100	2006	2006	3	100	3,600	
3	0031	BARN,MT AE	0	100	40	70	2,800.00	UT	14.00	14.00	100	2006	2006	3	100	39,200	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 53,200

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			0.00	0.00	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180							
2	6200	A	PASTURE 3	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	144,000							

REVIEW DATE 04/29/2026 BY KS Total Acres: 20.02 Total Land Value: 40,660 Market: 144,000 Agricultural: 4,480 Common: 36,180 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,443
TOTAL MARKET OB/XF VALUE	53,200
TOTAL LAND VALUE - MARKET	180,180
TOTAL MARKET VALUE	290,303
SOH/AGL Deduction	85,927
ASSESSED VALUE	204,376
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	152,965
TOTAL JUST VALUE	429,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051814	Roof Replacement	16,500	12/13/2024
000047243	Electrical Servic	0	05/16/2023
27941	ADDN SFR	148	07/13/2009
21483	SFR	471	02/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1353/0648	2/02/2018	WD	Q	I	01	295,000
GRANTOR: LISA RICHARDS						
GRANTEE: CHRISTINE ANITA & R						
1267/0380	12/23/2013	WD	Q	I	01	287,500
GRANTOR: EDWARD D BUNNELL & M.						
GRANTEE: JAMES C & LISA V RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 PTO= N26 W50 S8 E16 S3 E24 S15 E10$ W10 PTO= N15 W24 S15 E24$ W24 BAS= N18 W16 S18 E16$ W16 S31 E14 FOP= S6 E8 N6 W8$ E39 N31$.