

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

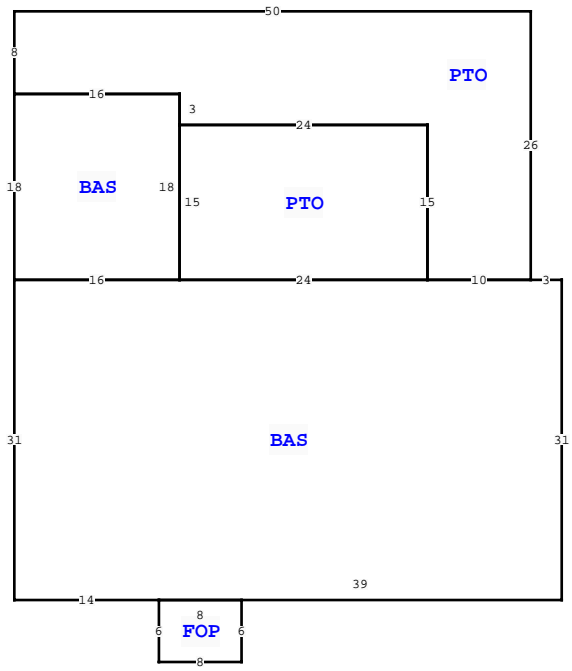
ALLEN CHRISTINE ANITA/ALLEN ROBERT STEWART JR
 1002 SW GRASSY LN
 FORT WHITE, FL 32038-3946

2026

10-6S-16-03814-113

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	288	100	
BAS	1,643	100	
FOP	48	30	
PTO	360	5	
PTO	652	5	
TOTALS	2,991		

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%	- 2019								
Heated Area: 1931						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	200,022			
TOTAL MARKET OB/XF VALUE	53,200			
TOTAL LAND VALUE - MARKET	180,180			
TOTAL MARKET VALUE	293,882			
SOH/AGL Deduction	95,328			
ASSESSED VALUE	198,554			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	147,143			
TOTAL JUST VALUE	433,402			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	436,234			

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						

EXTRA FEATURES		1002 SW GRASSY LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0060	CARPORT F	0 100
3	0031	BARN, MT AE	0 100
4	0040	BARN, POLE	0 100
5	0040	BARN, POLE	0 100
6	0166	CONC, PAVMT	0 100
7	0296	SHED METAL	0 100
8	0070	CARPORT UF	0 100
9	0104	GENERATOR	0 100

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	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								
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			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							

TOTAL OB/XF		53,200													
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BUILDING NOTES	
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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\$.	