

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

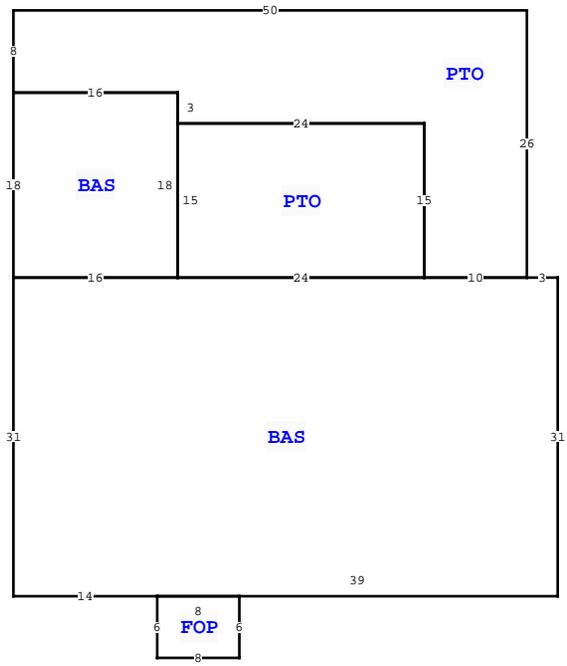
ALLEN CHRISTINE ANITA/ALLEN ROBERT STEWART JR  
 1002 SW GRASSY LN  
 FORT WHITE, FL 32038-3946

**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 Floor	14	CARPET	70
Interior Floor	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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	203,586		
TOTAL MARKET OB/XF VALUE	53,200		
TOTAL LAND VALUE - MARKET	180,180		
TOTAL MARKET VALUE	297,446		
SOH/AGL Deduction	98,892		
ASSESSED VALUE	198,554		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	147,143		
TOTAL JUST VALUE	436,966		
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												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004
2	0060	CARPORT F	0	100	24	720.00	UT	5.00	5.00	100	2006	2006
3	0031	BARN, MT AE	0	100	40	2,800.00	UT	14.00	14.00	100	2006	2006
4	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2014	2014
5	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2014	2014
6	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2014	2014
7	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014
8	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2014	2014
9	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023

TOTAL OB/XF												
53,200												
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C SFR	100			0.00	0.00	4.02	AC		1.00	1.00
2	6200	A PASTURE 3	0			0.00	0.00	16.00	AC		1.00	1.00
3	9910	M MKT. VAL. AG	0			0.00	0.00	16.00	AC		1.00	1.00

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

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\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100			0.00	0.00	4.02	AC		1.00
2	6200	A	PASTURE 3	0			0.00	0.00	16.00	AC		1.00
3	9910	M	MKT. VAL. AG	0			0.00	0.00	16.00	AC		1.00