LOT 15 SOUTHFORK UNREC S/D: COMM
SEC, W 616 FT. FOR POB, W 658 FT
658.40 FT, S 666.81 FT TO POB. &

BENAVIDES JOE R/BENAVIDES PAMELA
764 SW GRASSY LN
FORT WHITE, FL 32038-5916

2027

10-6S-16-03814-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

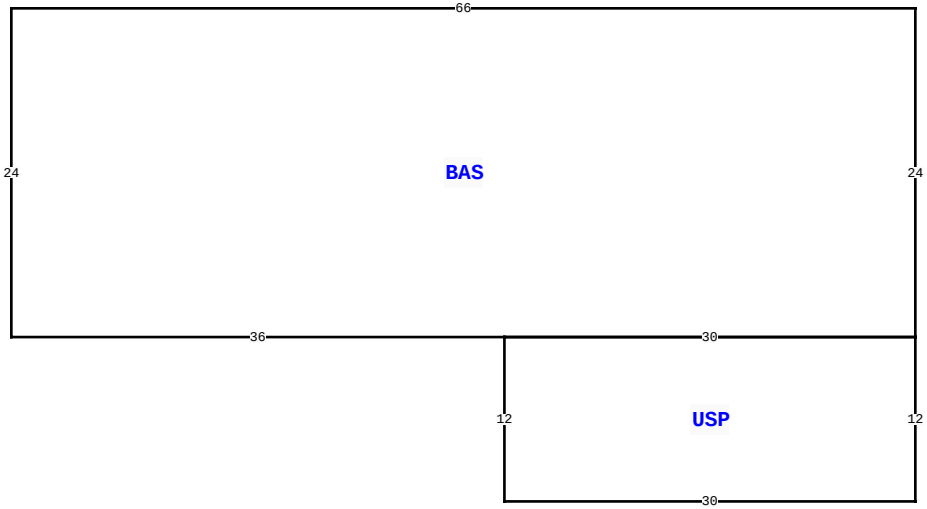
NEIGHBORHOOD/LOC 10616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	92,286
USP	360	35		126	7,341
TOTALS	1,944			1,710	99,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,710	113.9000	105.93	181,140	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 1584 HX Base Yr 2000



764 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0166	CONC,PAVMT	0	100	17	34	578.00	UT	2.00	2.00	70	1999	1999	3	70	809	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	50	1999	1999	3	50	540	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,627
TOTAL MARKET OB/XF VALUE		17,549
TOTAL LAND VALUE - MARKET		180,450
TOTAL MARKET VALUE		297,626
SOH/AGL Deduction		121,036
ASSESSED VALUE		176,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,179
TOTAL JUST VALUE		297,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15388	M H	125	04/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2137	10/21/2021	WD	Q	V	04	33,500
GRANTOR: GLENN FARMS INC						
GRANTEE: BENAVIDES JOE R						
0868/1760	11/04/1998	WD	Q	V		35,000
GRANTOR: GLENN FARMS INC						
GRANTEE: BENAVIDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S24 E36 E30 N24 $
USP=[ORIG=-30,24] S12 E30 N12 W30 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,549

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							
2	0000	C	VAC RES	100		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,360							

REVIEW DATE 04/29/2026 BY KS Total Acres: 20.05 Total Land Value: 180,450 Market: 0 Agricultural: 0 Common: 180,450 PRINTED 11/16/2026 BY SYS