

COMM SW COR, RUN E 46.86 FT TO E
E 2007.40 FT FOR POB, CONT E 658
658.22 FT, W 658.02 FT, S 655.35

VAZQUEZ HERNAN L/VAZQUEZ SUSI Y ACEBEY
554 SW GRASSY LN
FORT WHITE, FL 32038

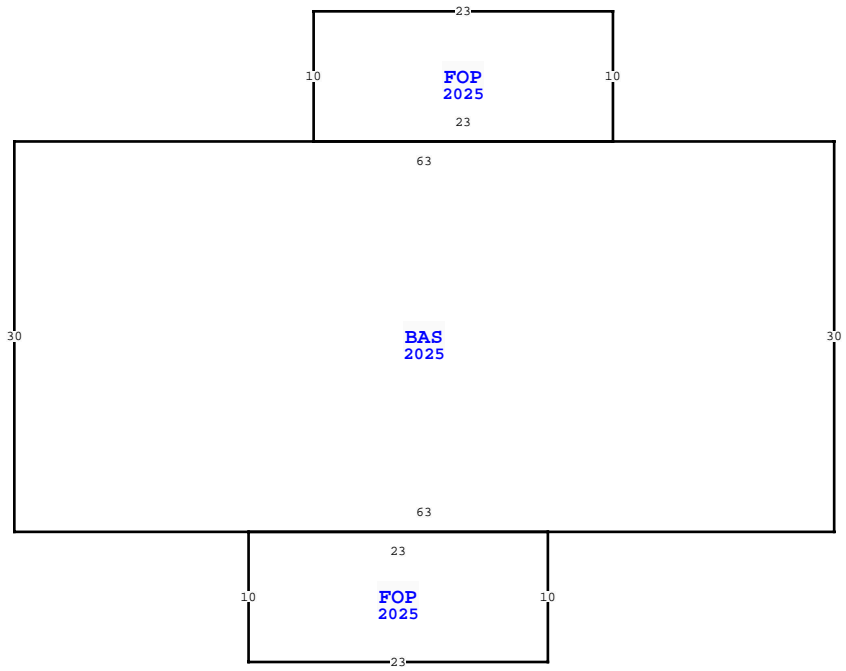
2026

10-6S-16-03814-118



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	2025
FOP	230	30	2025
FOP	230	30	2025
TOTALS	2,350		

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%	- 2025								
			Heated Area: 1890			HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			251,508
TOTAL MARKET OB/XF VALUE			12,688
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			374,416
SOH/AGL Deduction			45,205
ASSESSED VALUE			329,211
TOTAL EXEMPTION VALUE	HX HB 13		329,211
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			374,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048603	New Residential C	246,870	11/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1494/386	6/23/2023	WD Q	Q	I	01	155,000
GRANTOR: GABRIELSON MARK A						
GRANTEE: VAZQUEZ HERNAN L						
1004/2548	1/09/2004	WD Q	Q	V		50,000
GRANTOR: DAVID E & DDEBORA CLA						
GRANTEE: MARK A & ANGELA M G						

EXTRA FEATURES		554 SW GRASSY LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 100
2	9946	Well	0 100
3	0166	CONC, PAVMT	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026	MLU	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=11,12] E63 S30 W63 N30 \$											
FOP=[YR=2025;ORIG=34,2] E23 S10 W23 N10 \$											
FOP=[YR=2025;ORIG=29,42] E23 S10 W23 N10 \$											

LAND DESCRIPTION												TOTAL OB/XF												12,688				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220											