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

2027

10-6S-16-03814-118

BUILDING CHARACTERISTICS

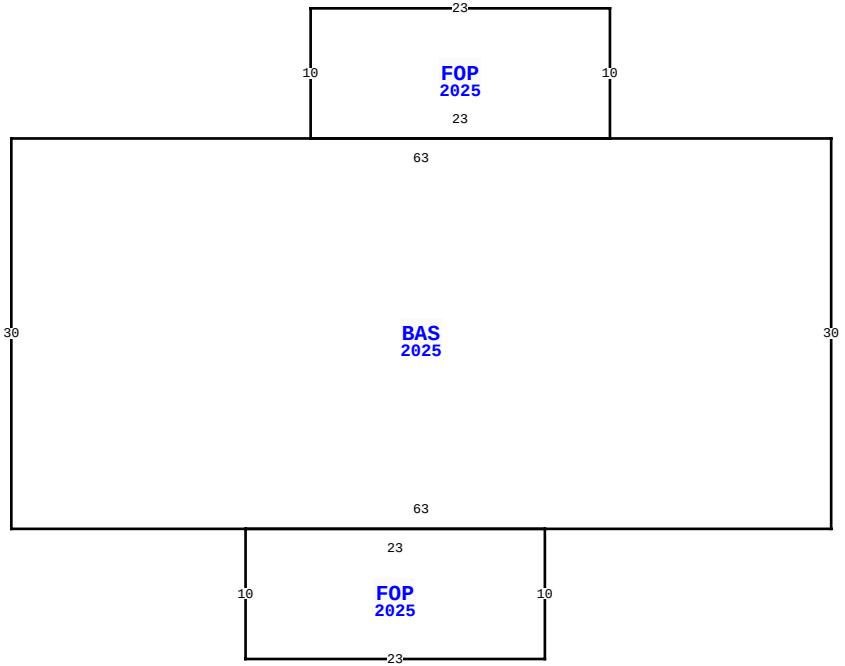
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2025	1,890	226,178
FOP	230	30	2025	69	8,258
FOP	230	30	2025	69	8,258
TOTALS	2,350			2,028	242,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	109.8900	120.88	245,145	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1890 HX Base Yr 2025



554 SW GRASSY LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0040	BARN,POLE	0	100	24	48	1,152.00	UT	6.50	6.50	100	2014	2014	3	100	7,488	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2025	2024		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,694
TOTAL MARKET OB/XF VALUE		12,688
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		365,602
SOH/AGL Deduction		26,515
ASSESSED VALUE		339,087
TOTAL EXEMPTION VALUE	HX HB 13	339,087
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		365,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,018

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

SALES DATA

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

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

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		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 04/29/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/16/2026 BY SYS