(AKA LOT 8 OLD WIRE FOREST S/D UNR) SE1/4 OF SE1/4 OF SW1/4. WD ORB 957-2522, WD 957-2524,

DODGE PAUL R/DODGE CARMEN J
289 SW GRAPEVINE CT
FT WHITE, FL 32038

2027

13-6S-16-03817-208

BUILDING CHARACTERISTICS

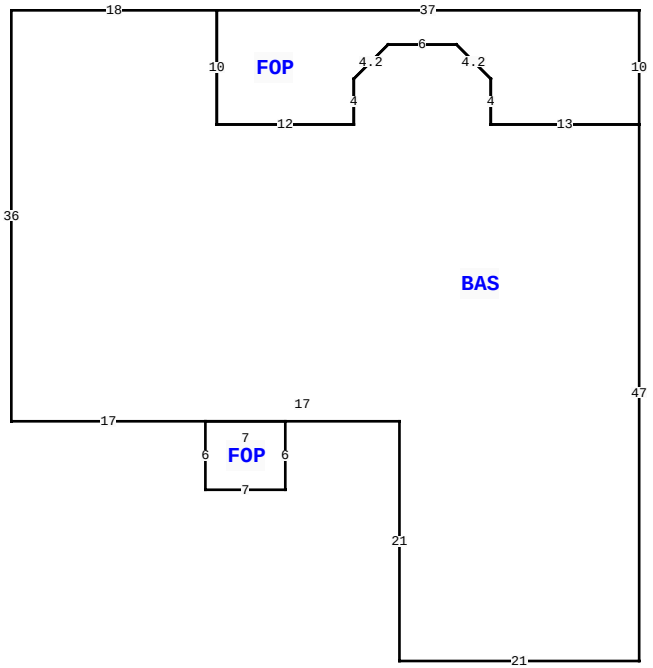
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100		2,126	229,672
FOP	42	30		13	1,405
FOP	295	30		88	9,507
TOTALS	2,463			2,227	240,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,227	125.9104	138.50	308,440	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2126 HX Base Yr 2004



289 SW GRAPEVINE CT, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	100	2003	2003	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	240,583
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	110,429
TOTAL MARKET VALUE	256,532
SOH/AGL Deduction	82,063
ASSESSED VALUE	174,469
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	123,058
TOTAL JUST VALUE	353,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054902	Storage Building	13,750	01/27/2026
000052376	Roof Replacement	23,672	02/18/2025
20837	SFR	379	07/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0957/2524	7/13/2002	WD	Q	V		33,000
GRANTOR: SHIRLEY BENNETT						
GRANTEE: PAUL & CARMEN DODGE						
0957/2524	7/12/2002	WD	Q	V		31,700
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: SHIRLEY BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S36 E17 FOP= S6 E7 N6 W7$ E17 S21 E21 N47 FOP= N10 W37 S10 E12 N4 R3 U3 E6 D3 R3 S4 E13$ W13 N4 L3 U3 W6 D3 L3 S4 W12 N10$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,429							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 04/03/2025 BY jerry Total Acres: 10.04 Total Land Value: 13,949 Market: 99,000 Agricultural: 2,520 Common: 11,429 PRINTED 11/17/2026 BY SYS