(AKA LOT 14 OLD WIRE FOREST S/D
SE 1/4 OF SW 1/4.

CSEPKE ZSOLT/CSEPKE CSILLA
148 SW GRAPEVINE CT
FORT WHITE, FL 32038

2026

13-6S-16-03817-214

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

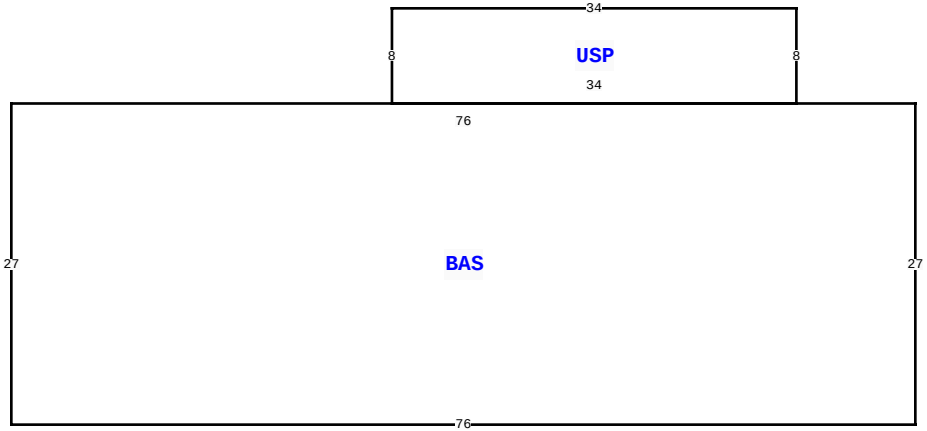
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	13616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	165,491
USP	272	35		95	7,662
TOTALS	2,324			2,147	173,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,147	114.3000	96.01	206,133	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2022 Heated Area: 2052 HX Base Yr 2022



148 SW GRAPEVINE CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,152
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		110,341
TOTAL MARKET VALUE		291,493
SOH/AGL Deduction		93,868
ASSESSED VALUE		197,625
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,214
TOTAL JUST VALUE		291,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35049	M H	626	03/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/2088	7/16/2021	WD	Q	I	01	235,000
GRANTOR: TROTTO MATTHEW LEE						
GRANTEE: CSEPKE ZSOLT						
1442/2086	7/12/2021	WD	U	I	34	100
GRANTOR: BKL INVESTMENT CO						
GRANTEE: TROTTO MATTHEW LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=22,16] E76 S27 W76 N27 $
USP=[DPR_YEAR=2021;ORIG=88,16] W34 N8 E34 S8 $
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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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,341							

REVIEW DATE 07/21/2021 BY GM Total Acres: 10.03 Total Land Value: 110,341 Market: 0 Agricultural: 0 Common: 110,341 PRINTED 05/13/2026 BY SYS