LOT 76 SASSAFRAS ACRES S/D.
658-809, PB 1370-1098, WD 1429-3

GRACE FULL ONE LLC
PO BOX 908
FORT WHITE, FL 32038

2027

19-7S-17-10024-076

BUILDING CHARACTERISTICS

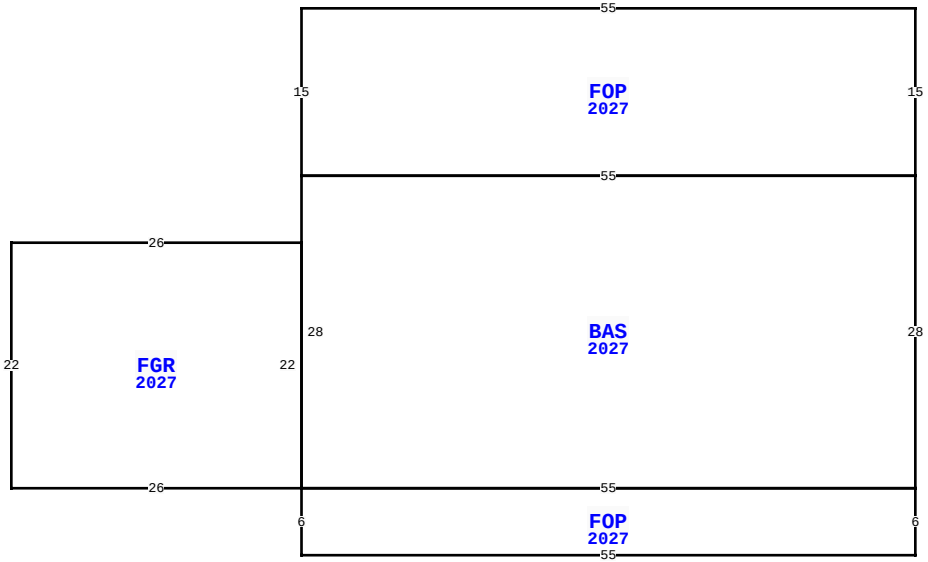
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	19717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2027	1,540	185,678
FGR	572	55	2027	315	37,980
FOP	330	30	2027	99	11,936
FOP	825	30	2027	248	29,901
TOTALS	3,267			2,202	265,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	109.6100	120.57	265,495	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1540 HX Base Yr



247 SW OTTER 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	0166	CONC,PAVMT	0	0	0	0	360.00	UT	3.50	3.50	100	2027	2026		100	1,260	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,495
TOTAL MARKET OB/XF VALUE	1,260
TOTAL LAND VALUE - MARKET	33,362
TOTAL MARKET VALUE	300,117
SOH/AGL Deduction	0
ASSESSED VALUE	300,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,117
TOTAL JUST VALUE	300,117
NCON VALUE	266,755
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053424	New Residential C	230,000	06/21/2025
000053308	Right-of-Way Acce		06/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1534/759	2/25/2025	WD	Q	I	01	37,000
GRANTOR: VAJPAYEE SHARAD						
GRANTEE: GRACE FULL ONE LLC						
1429/322	1/21/2021	WD	Q	I	05	44,000
GRANTOR: SOSA LIONEL JR & ETAL						
GRANTEE: VAJPAYEE SHARAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,21] E55 S28 W55 N28 $
FOP=[YR=2027;ORIG=16,6] E55 S15 W55 N15 $
FOP=[YR=2027;ORIG=16,49] E55 S6 W55 N6 $
FGR=[YR=2027;ORIG=-10,27] E26 S22 W26 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	0		00	0.00	0.00	3.14	AC		1.00	0.85	0.85	12,500.00	10,625.00	33,362							

REVIEW DATE 07/09/2026 BY HC Total Acres: 3.14 Total Land Value: 33,362 Market: 0 Agricultural: 0 Common: 33,362 PRINTED 11/17/2026 BY SYS