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

**2026**

**19-7S-17-10024-076**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

247 SW OTTER LN, FORT WHITE

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 33,362 |
| TOTAL MARKET VALUE | 33,362 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 33,362 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 33,362 |
| TOTAL JUST VALUE | 33,362 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 38,400 |

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 3.14 | AC | | 1.00 | 0.85 | 0.85 | 12,500.00 | 10,625.00 | 33,362 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 06/06/2025 BY TP Total Acres: 3.14 Total Land Value: 33,362 Market: 0 Agricultural: 0 Common: 33,362 PRINTED 06/09/2026 BY SYS