

COMM SW COR OF SE1/4, RUN N 255.
 FT FOR POB, CONT E 1006.67 FT, T
 W LINE OF SE1/4 OF SE1/4, CONT E

GRACE KENNETH/GRACE LAUREN
 1196 SW ELIM CHURCH RD
 FORT WHITE, FL 32038

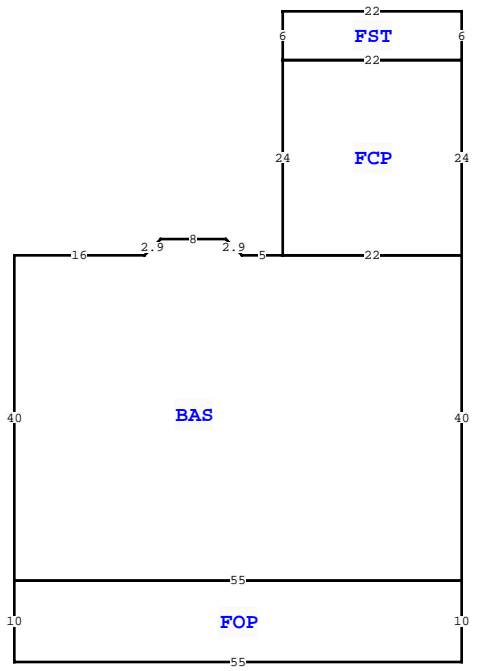
2026

25-6S-16-03940-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,220	100	
FCP	528	25	
FOP	550	30	
FST	132	55	
TOTALS	3,430		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,590	109.3440	122.47	317,197	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2018 Heated Area: 2220 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	247,414		
TOTAL MARKET OB/XF VALUE	49,279		
TOTAL LAND VALUE - MARKET	166,140		
TOTAL MARKET VALUE	375,633		
SOH/AGL Deduction	221,592		
ASSESSED VALUE	154,041		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	102,630		
TOTAL JUST VALUE	462,833		
NCON VALUE	3,200		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	459,740		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29036	POOL	180	11/30/2010
19609	SFR	394	06/03/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/2338	2/27/2017	WD Q	Q	I	01	321,000
GRANTOR: MELVIN F LONG & DELL						
GRANTEE: KENNETH & LAUREN GR						
1261/0087	9/06/2013	LE U	I	11		100
GRANTOR: MELVIN F & DELL R LON						
GRANTEE: MELVIN F & DELL R L						

EXTRA FEATURES																
L N	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	0031	BARN, MT AE	0	100	24	60	UT	6.00	6.00	100	2003	2003	3	100	8,640	
2	0296	SHED METAL	0	100	16	24	UT	10.00	10.00	100	2010	2010	3	100	6,000	
3	0252	LEAN-TO W/	0	100	8	14	UT	1.50	1.50	100	2010	2010	3	100	168	
4	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	2,500	
5	0252	LEAN-TO W/	0	100	10	60	UT	1.50	1.50	100	2010	2010	3	100	900	
6	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2011	2011	3	68	24,371	
7	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
8	0040	BARN, POLE	0	100	0	0	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
9	0296	SHED METAL	0	100	0	0	UT	600.00	600.00	100	2026	2025		100	600	
10	0294	SHED WOOD/	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	

TOTAL OB/XF										
47,479										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026 MLU				

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W5 L2 U2 W8 D2 L2 W16 S40 FOP= S10 E55 N10 W55\$ E55 N40FCP= N24 FST= N6 W22 S6 E22\$ W22 S24 E22\$ W22\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	8.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	76,140							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

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11	0251	LEAN TO W/	0 100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600																												
12	0060	CARPORT F	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200																												
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										TOTAL OB/XF 1,800																																	
REVIEW DATE 06/03/2015 BY TW Total Acres: 18.46 Total Land Value: 78,940 Market: 90,000 Agricultural: 2,800 Common: 76,140 PRINTED 06/11/2026 BY SYS																																											