

S DIV: LOT 1 & N 1/2 LOT 4 BLOCK
288-449, 777-700, 810-1897, WD 1

THE FISH CAMPA LLC
8260 VICO COURT UNIT A
SARASOTA, FL 34240

2026

00-00-00-13794-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	01
Interior Wall	04
Interior Wall	05
Interior Floo	09
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	02
Story Height	0
RMS	0
Stories	2
Units	3
Condition Adj	03
Kitchen Adjus	01
Quality	05
DOR CODE	0800

MAP NUM	MULTI-FAM <10	
NEIGHBORHOOD/LOC	32317.060	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	260	100
FOP	176	30
FUS	1,549	100
HXB	1,677	100
HXC	220	25
HXE	24	80
HXG	520	55
TOTALS	4,426	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC, PAVMT	0	0	0	0	215.00	UT	1.50	1.50	100	0	0	3	100	323	
4	0294	SHED WOOD/	0	0	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0169	FENCE/WOOD	0	0	0	0	72.00	UT	7.50	7.50	100	1993	1993	3	100	540	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

LAND DESCRIPTION	
L N	USE CODE
1	0800
2	0800

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	03	3,899	101.8670	86.59	337,614	1906	1965	0	0	0	50.00
Heated Area: 3486 HX Base Yr											
1 TRI/QUAD 0% - 0											
FUS											
HXG											
HXB											
HXC											
HXE											
BAS											
FOP											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/27/2022 MLU											

EXTRA FEATURES											
196 SE CAMP ST, LAKE CITY											
TOTAL OB/XF 3,363											

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
1	0800	C	MULTI-FAM	0		*RSF	320.00	120.00	7,200.00	SF	1.00
2	0800	C	MULTI-FAM	0		00	0.00	0.00	7,200.00	SF	1.00

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		1
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 1					Tax Dist:			
BUILDING MARKET VALUE					168,807			
TOTAL MARKET OB/XF VALUE					3,363			
TOTAL LAND VALUE - MARKET					14,400			
TOTAL MARKET VALUE					186,570			
SOH/AGL Deduction					0			
ASSESSED VALUE					186,570			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					186,570			
TOTAL JUST VALUE					186,570			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					186,570			
SALE:2:1: LOT 1 & N1/2 LOT 4 BLK D CHALKERS S/D								