PART OF LOT 25 ROLLING GREEN HIL
COMM SE COR OF SEC, RUN W 210 FT
FT, W 1196.60 FT, N 25.01 FT, W

GRANADOS FIDENCIO
353 WINGED FOOT RD
PALM SPRINGS, FL 33461

2026

02-6S-17-09553-042

BUILDING CHARACTERISTICS

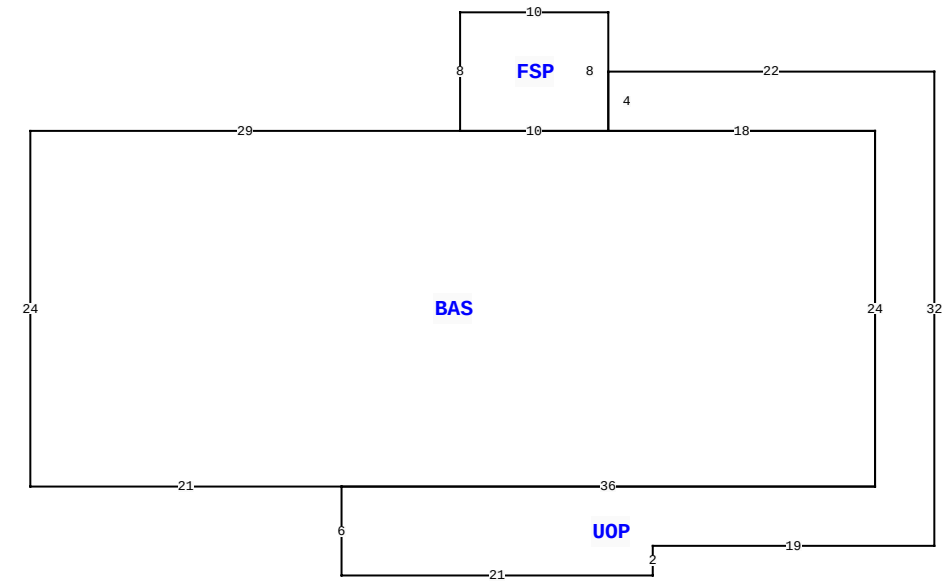
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	28,104
FSP	80	40		32	658
UOP	386	25		96	1,972
TOTALS	1,834			1,496	30,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,496	85.6080	51.36	76,835	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1368 HX Base Yr



1183 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	30,734
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	51,734
SOH/AGL Deduction	10,259
ASSESSED VALUE	41,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,475
TOTAL JUST VALUE	51,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,734

BLDG:1:1: CHAM MH

XFOB:1:1: CHAM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1047	9/29/2016	QC	U	I	11	100

GRANTOR: PEDRO GRANADOS & ALBA

GRANTEE: FIDENCIO GRANADOS

1300/0792	8/21/2015	WD	Q	I	01	18,500

GRANTOR: CHESTER & DENISE MITC

GRANTEE: PEDRO GRANADOS & AL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S24 E21 UOP= S6 E21N2 E19 N32 W22 S4 E18 S24 W36$E36 N24 W18 FSP= N8 W10 S8 E10$ W10$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/28/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS