COMM NW COR OF SW1/4 OF NE1/4, S 725.20 FT FOR POB, S 132.84 FT, 133.92 FT, W 110 FT TO POB. (AKA

EWLES INCORPORATED LLC
728 HURLEY DR
WINTER GARDEN, FL 34787

2026

06-4S-17-08001-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

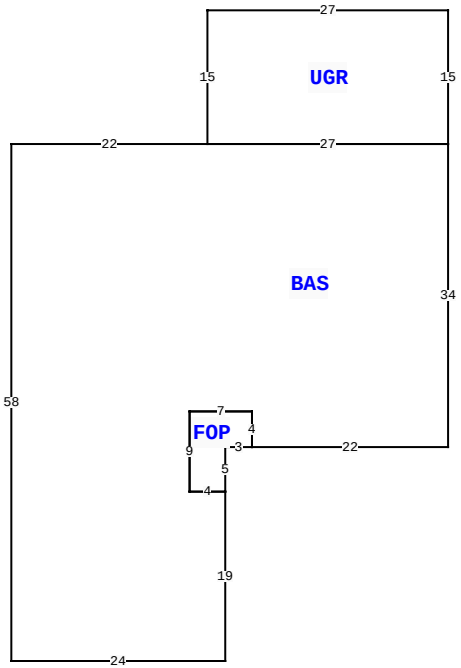
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100		2,194	141,811
FOP	48	30		14	905
UGR	405	45		182	11,764
TOTALS	2,647			2,390	154,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,390	88.7832	99.44	237,662	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2194 HX Base Yr



840 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	154,480
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	176,030
SOH/AGL Deduction	0
ASSESSED VALUE	176,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,030
TOTAL JUST VALUE	176,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047949	Electrical Servic	0	08/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1051	8/04/2023	QC	U	I	11	100
GRANTOR: EWLES TYLER WARREN						
GRANTEE: EWLES INCORPORATED						
1445/2255	7/29/2021	WD	U	I	12	120,000
GRANTOR: US BANK TRUST NATIONA						
GRANTEE: EWLES TYLER WARREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S58 E24 N19 FOP= N5E3 N4 W7 S9 E4$ W4 N9 E7 S4 E22 N34 UGR= N15 W27 S15 E27$W27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		*RSF-2	110.00	133.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.34 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/10/2025 BY SYS