LOT 2 GLENWOOD UNIT 2.

657-380, 771-615, 801-724, 844-2

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

2026

15-4S-17-08382-067

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

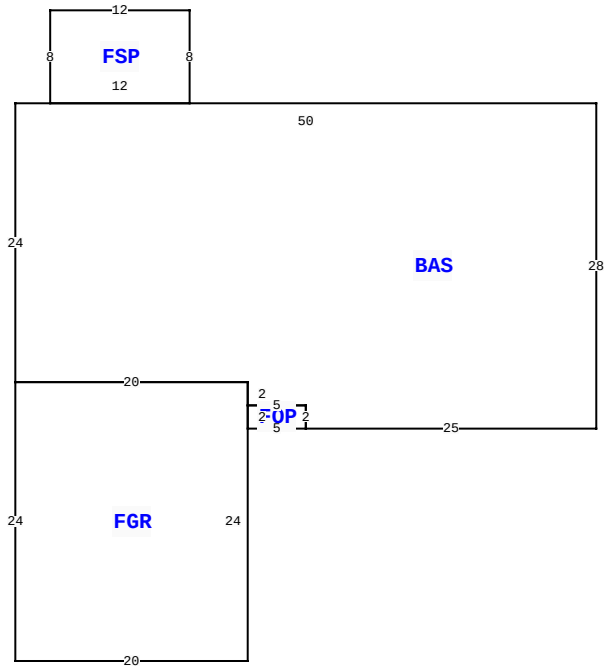
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100		1,310	134,826
FGR	480	55		264	27,171
FOP	10	30		3	309
FSP	96	40		38	3,911
TOTALS	1,896			1,615	166,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	141.3720	158.34	255,719	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1310 HX Base Yr



240 SE SANDIA WAY, 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: 2	Tax Dist:
BUILDING MARKET VALUE	166,217
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	186,957
SOH/AGL Deduction	0
ASSESSED VALUE	186,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,957
TOTAL JUST VALUE	186,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/12	4/20/2023	QC	U	I	11	100
GRANTOR: DOMINION REAL ESTATE						
GRANTEE: THE THEOS TRUST						
1462/1791	3/17/2022	QC	U	I	11	100
GRANTOR: DOMINION ESTATES LLC						
GRANTEE: DOMINION REAL ESTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W50 S24 E20 S2 E5 S2 E25 N28 $
FGR=[ORIG=-50,24] S24 E20 N24 W20 $
FOP=[ORIG=-30,26] S2 E5 N2 W5 $
FSP=[ORIG=-35,-8] W12 S8 E12 N8 $
.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,040	
2	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 2,240

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/22/2021 BY CP Total Acres: 0.67 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS