COMM NW COR OF SE1/4 OF SW1/4, E
FT TO S R/W SR-100-A, E ALONG R/
196.68 FT FOR POB, CONT S 60 FT,

GIVENS JAMES C ESTATE
3038 LAKE MANATEE CT
CAPE CORAL, FL 33909

2025

28-3S-17-05635-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

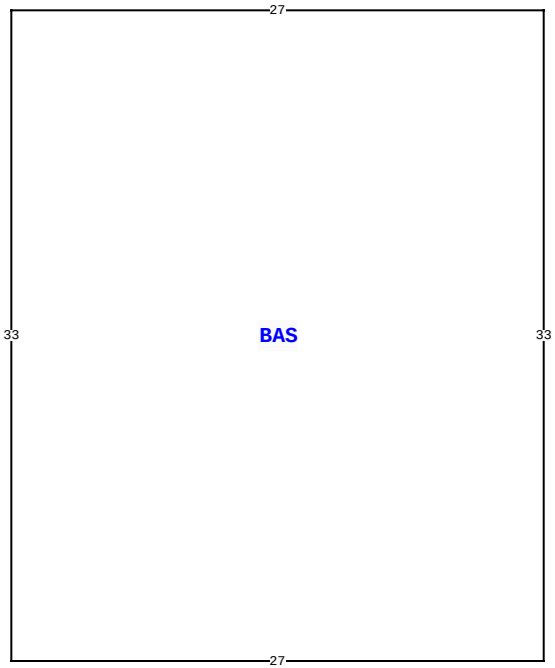
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	891	100		891	56,513
TOTALS	891			891	56,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	891	102.9600	115.32	102,750	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 891 HX Base Yr



276 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	56,512
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	4,425
TOTAL MARKET VALUE	62,737
SOH/AGL Deduction	966
ASSESSED VALUE	61,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,771
TOTAL JUST VALUE	62,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050345	Roof Replacement	9,600	07/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1437/1399	5/13/2021	PB	U	I	18	0

GRANTOR: CLERK OF COURT

GRANTEE: GIVENS JAMES C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S33 E27 N33$.

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	0060	CARPORT F	0	0	12	20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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			0.00	0.00	11,800.00	SF		1.00	1.00	0.75	0.50	0.38	4,425							

REVIEW DATE 07/31/2024 BY JS Total Acres: 0.27 Total Land Value: 4,425 Market: 0 Agricultural: 0 Common: 4,425 PRINTED 08/22/2025 BY SYS