COMM SE COR OF NW1/4 OF SE1/4, R
N 649.18 FT FOR POB, CONT N 221.
FT, S 222.9 FT, W 641.86 FT TO P

GRANADOS JOE/GRANADOS MARINA
312 SW SELLERS WAY
LAKE CITY, FL 32025

2026

28-4S-17-08810-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

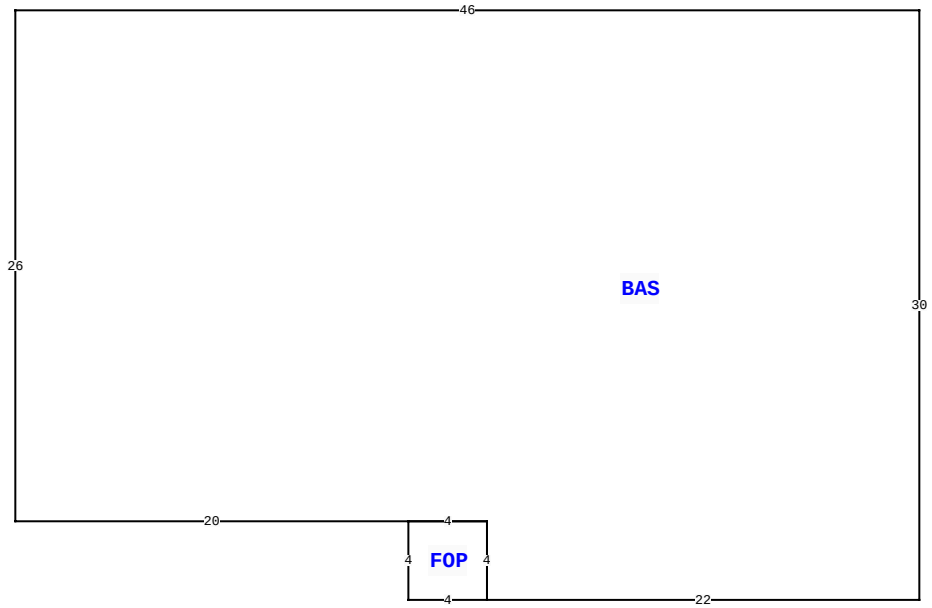
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	97,774
FOP	16	30		5	381
TOTALS	1,300			1,289	98,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,289	104.6000	117.15	151,006	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1284 HX Base Yr 2025



312 SW SELLERS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,154
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		33,400
TOTAL MARKET VALUE		136,554
SOH/AGL Deduction		89,872
ASSESSED VALUE		46,682
TOTAL EXEMPTION VALUE	HX HB SX	46,682
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050535	Roof Replacement	8,400	08/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1239/1078	7/27/2012	WD	U	I	37	36,000
GRANTOR: DAVID JON BIRCHARD &						
GRANTEE: JOE & MARINA GRANAD						
1236/2066	6/18/2012	PB	U	I	18	100
GRANTOR: ESTATE OF PHOBE CRAIG						
GRANTEE: DAVID JON BIRCHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S26 E20 FOP= S4 E4N4 W4$ E4 S4 E22 N30$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0100	C	SFR	100		A-1	0.00	0.00	3.34	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,400							

REVIEW DATE 09/03/2024 BY JS Total Acres: 3.34 Total Land Value: 33,400 Market: 0 Agricultural: 0 Common: 33,400 PRINTED 11/20/2025 BY SYS