COMM SE COR OF NW1/4 OF SE1/4, R
N 850.57 FT FOR POB, RUN N 221.4
FT, S 222.90 FT, W 641.60 FT TO

GRANADOS JORGE L
288 SW SELLERS WAY
LAKE CITY, FL 32025

2026

28-4S-17-08810-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

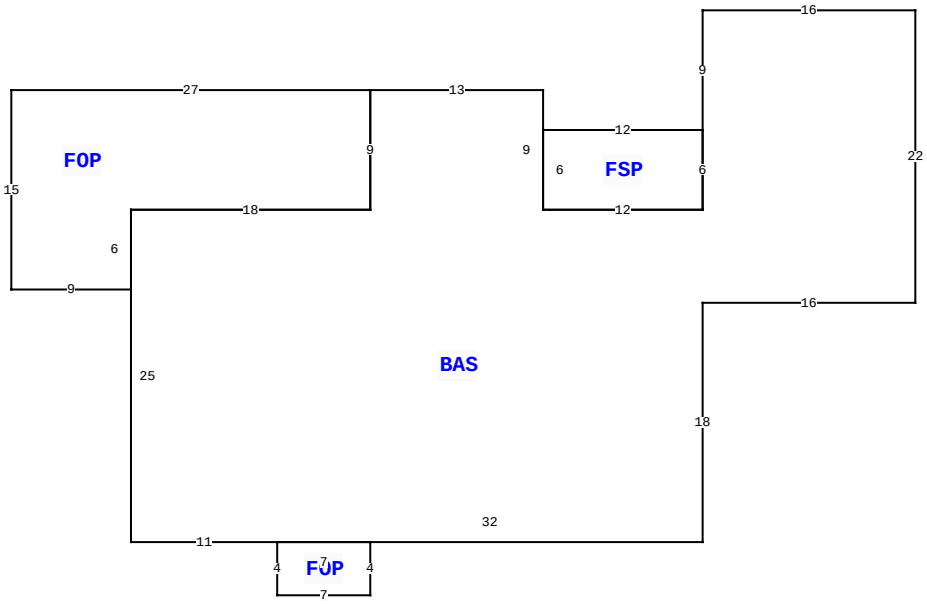
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,544	100		1,544	129,715
FOP	28	30		8	672
FOP	297	30		89	7,477
FSP	72	40		29	2,436
TOTALS	1,941			1,670	140,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	115.4000	129.25	215,848	1966	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1544 HX Base Yr 1999



288 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		140,301
TOTAL MARKET OB/XF VALUE		15,968
TOTAL LAND VALUE - MARKET		36,740
TOTAL MARKET VALUE		193,009
SOH/AGL Deduction		84,713
ASSESSED VALUE		108,296
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,574
TOTAL JUST VALUE		193,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,009

SALE:3:1: 3.34 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041341	Roof Replacement	13,111	02/17/2021
14907	M H	125	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0862/1334	7/15/1998	WD	Q	I		74,300
GRANTOR: SHINDELBOWER DEBORAH						
GRANTEE: SOMOLITA JOSEPH						
0841/1342	7/01/1997	QC	Q	I	01	0
GRANTOR: GARY SHINDELBOWER						
GRANTEE: DEBORAH SHINDELBOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S9 FSP= W12 S6 E12N6$ S6 W12 N9 W13 FOP= W27 S15 E9 N6 E18 N9$ S9 W18 S25 E11 FOP= S4 E7 N4 W7$ E32 N18E16 N22$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0011	BARN,BLK A	0	100	23	27	621.00	UT	8.00	8.00	100	0	0	3	100	4,968	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	2004	2004	3	50	900	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 15,968

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	1.10	10,000.00	11,000.00	36,740							

REVIEW DATE 04/05/2021 BY JS Total Acres: 3.34 Total Land Value: 36,740 Market: 0 Agricultural: 0 Common: 36,740 PRINTED 11/20/2025 BY SYS