

W1/2 OF LOT 3 & ALL LOT 4 IN W1/
OF NW1/4.

WASHINGTON GWENDOLYN/CLARK-HOLSEY JACQUELINE
2612 GRANADA CIR W
ST PETERSBURG, FL 33712

2026

30-3S-17-05849-000



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	02	WALL BD/WD 100
Interior Floo	10	TERRAZZO 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	30317.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	25,098
BAS	1,125	100		1,125	65,359
BAS	1,154	100		1,154	67,044
FCP	286	25		72	4,183
FSP	72	40		29	1,685
FSP	140	40		56	3,253

TOTALS	3,209			2,868	166,622
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	33	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	33	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	33	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	33	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	33	0	0	1.00	UT	0.00
6	0166	CONC, PAVMT	0	33	0	0	1.00	UT	0.00
7	0296	SHED METAL	0	33	0	0	1.00	UT	0.00
8	0263	PRCH, USP	0	33	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	33			0.00	0.00	3.40

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0100	01	2,868	79.8000	89.38	256,342	1968	1968	0	0	0	35.00	65.00													
1 SINGLE FAM 33% - 2025 Heated Area: 2711 HX Base Yr 2025																									
1387 NW LAKE JEFFERY RD, LAKE CITY																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td>04/10/2025</td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td>MLU</td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	04/10/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,374	
TOTAL MARKET OB/XF VALUE		3,100	
TOTAL LAND VALUE - MARKET		34,000	
TOTAL MARKET VALUE		214,474	
SOH/AGL Deduction		0	
ASSESSED VALUE		214,474	
TOTAL EXEMPTION VALUE		HA HAB VX	47,228
BASE TAXABLE VALUE		167,246	
TOTAL JUST VALUE		214,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1475/1825	8/16/2022	PB	U	I	18		0
GRANTOR: SCOTT JEANIE ELIZABET							
GRANTEE: SCOTT WILLIE CHARLE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 S45 BAS= S10 FCP= S22 E13 N22 W13\$ E13 S22 E1 FSP= S4 E18 N4 W18\$ E31 N32 W45\$ E25 N45\$ FSP= S20 E7 N20 W7\$ BAS= E27 N16 W27 S16\$.									

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