

LOT 17 BLOCK 1 HOLIDAY HEIGHTS R
743-2039, 829-058, 879-507, WD 1

SANTIAGO FERNANDO/VELEZ SUELINE
25460 NW 4 AVE
NEWBERRY, FL 32669

2026

31-3S-17-06118-000



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	03	PLASTER 100
Interior Floop	12	HARDWOOD 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
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

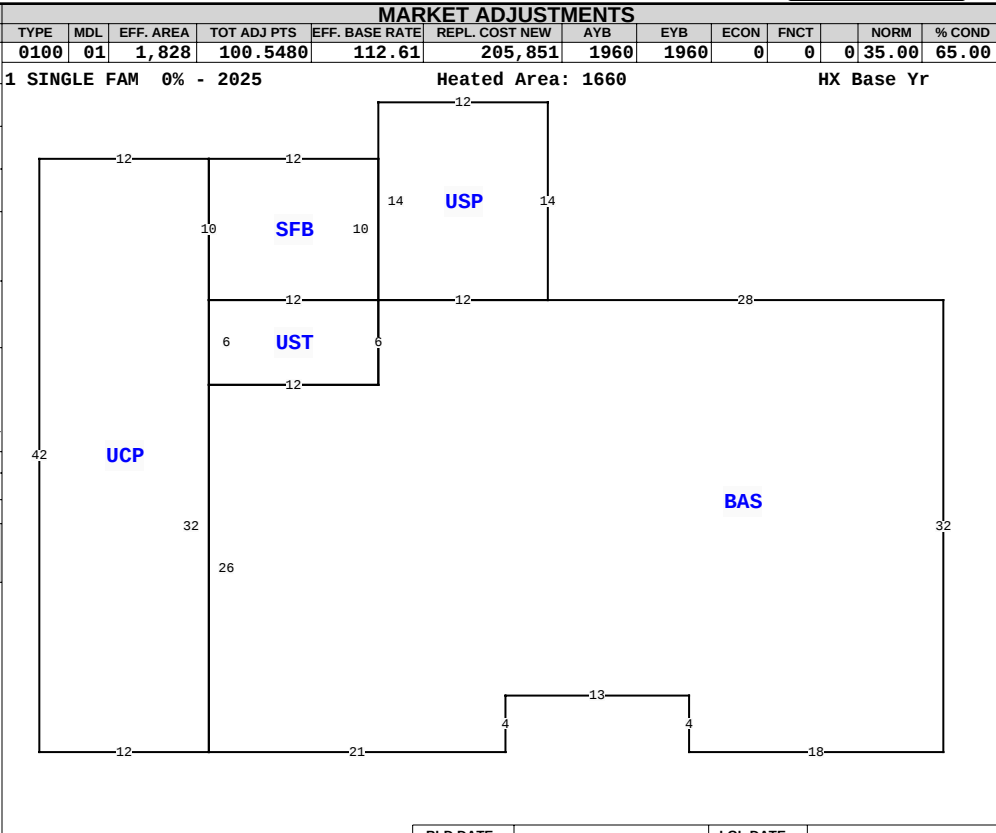
Quality	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	112,722
SFB	120	80		96	7,027
UCP	504	20		101	7,393
USP	168	35		59	4,319
UST	72	45		32	2,343

TOTALS	2,404			1,828	133,803
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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	0	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	10	16	160.00	UT	5.00
5	0258	PATIO	0	0	12	16	192.00	UT	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	3 0.00	0.00	13,258.55



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF									
3,980									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	3 0.00	0.00	13,258.55

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		133,803	
TOTAL MARKET OB/XF VALUE		3,980	
TOTAL LAND VALUE - MARKET		12,596	
TOTAL MARKET VALUE		150,379	
SOH/AGL Deduction		0	
ASSESSED VALUE		150,379	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		150,379	
TOTAL JUST VALUE		150,379	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		150,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1529/1268	11/26/2024	WD	Q	I	01
GRANTOR: GAILET MANAGEMENT, IN					
GRANTEE: SANTIAGO FERNANDO					
1520/431	7/19/2024	WD	U	I	37
GRANTOR: CASON DEWAYNE WENDELL					
GRANTEE: GAILET MANAGEMENT,					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W28 USP= N14 W12 S14 E12\$ W12 SFB= N10 W12 S10 E12\$ UST= W12 UCP= N10 W12 S42 E12 N32\$ S6 E12 N6 \$ S6 W12 S26 E21 N4 E13 S4 E18 N32\$.									