

LOT 6 BLOCK 4 HOLIDAY HEIGHTS
REPLAT. ORB 489-731, 669-163,
767-2128, 827-1793, 885-551,

CEM-TUNA INVESTMENTS INC
1078 42ND AVE N
ST PETERSBURG, FL 33703

2026

31-3S-17-06152-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 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	06
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NEIGHBORHOOD/LOC	31317.040	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100		390	31,581
BAS	1,175	100		1,175	95,148
FCP	187	25		47	3,806
FST	88	55		48	3,887
UOP	84	20		17	1,377
UOP	468	20		94	7,612

TOTALS	2,392			1,771	143,410
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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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0120	CLFENCE	4	0	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	0		*RSF	-1 0.00	0.00	11,399.56

REVIEW DATE	05/16/2025	BY	JS
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,771	111.2300	124.58	220,631	1960	1960	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1565 HX Base Yr											

706 NW RIDGEWOOD AVE, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	800	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	0		*RSF	-1 0.00	0.00	11,399.56	SF		1.00	1.00	1.00	0.95	0.95	10,830		

Total Acres: 0.26	Total Land Value: 10,830	Market: 0	Agricultural: 0	Common: 10,830
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										1
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VALUATION BY										STANDARD									
Tax Group: 1										Tax Dist:									
BUILDING MARKET VALUE										143,410									
TOTAL MARKET OB/XF VALUE										2,800									
TOTAL LAND VALUE - MARKET										10,830									
TOTAL MARKET VALUE										157,040									
SOH/AGL Deduction										795									
ASSESSED VALUE										156,245									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										156,245									
TOTAL JUST VALUE										157,040									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										157,040									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00404			

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1139/2177	12/07/2007	WD	Q	I	01	78,500	
GRANTOR:WELLS FARGO FINANCIAL							
GRANTEE:CEM-TUNA INVESTMENT							
1132/2391	9/26/2007	CT	Q	I	01	100	
GRANTOR:CLERK OF COURT							
GRANTEE:WELLS FARGO FINANCI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W5 UOP= N12 W12 N6 W18 S18 E30\$ W42 S25 E26 UOP= S4 E21 N4 W21\$ E21 FCP= E11 N17 W11 S17\$ N17 FST= E11 N8 W11 S8\$ N8\$ PTR=N50 BAS= W15 S26 E15 N26\$ S50\$.									