A STRIP OF LAND 86 FT WIDE OFF E
FOLLOWING DESC TRACT OF LAND: CO
W B'DRY LOT 7 & N R/W OF OLD JAX

MARRY NANCY KAMMERER
401 PINELLAS WAY SOUTH
ST. PETERSBURG, FL 33707

**2026**

**33-3S-17-06309-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

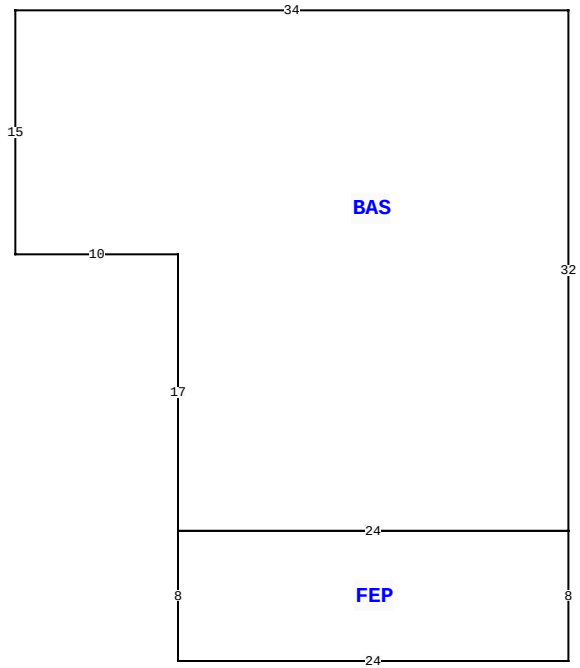
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 918 | 100 | | 918 | 15,855 |
| FEP | 192 | 80 | | 154 | 2,660 |
| TOTALS | 1,110 | | | 1,072 | 18,514 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,072 | 34.2720 | 38.38 | 41,143 | 1935 | 1935 | 10 | 0 | 10 | 35.00 | 45.00 |

1 SINGLE FAM 0% - 0 Heated Area: 918 HX Base Yr




110 NE GRANGER MILL AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 18,514 |
| TOTAL MARKET OB/XF VALUE | 1,600 |
| TOTAL LAND VALUE - MARKET | 4,029 |
| TOTAL MARKET VALUE | 24,143 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 24,143 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 24,143 |
| TOTAL JUST VALUE | 24,143 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 24,143 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1536/1432 | 3/26/2025 | WD | Q | I | 01 | 42,000 |
| GRANTOR: MCCALL LEON | | | | | | |
| GRANTEE: MARRY NANCY KAMMERE | | | | | | |
| 1020/2096 | 6/29/2004 | QC | Q | I | 01 | 100 |
| GRANTOR: GEORGE W JR & EMMA J | | | | | | |
| GRANTEE: LEON & VERA MCCALL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W34 S15 E10 S17 FEP= S8E24 N8 W24$ E24 N32$ .

## 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 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,600

| 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 | 0 | | 00 | 0.00 | 0.00 | 16,117.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 4,029 | | | | | | | |

REVIEW DATE 07/11/2025 BY TP Total Acres: 0.37 Total Land Value: 4,029 Market: 0 Agricultural: 0 Common: 4,029 PRINTED 11/17/2025 BY SYS