LOT 9 BLOCK A MELROSE PARK S/D.
859-897,DC 934-1274, 955-2446, A

GRANADOS PEDRO/HERNANDEZ ALBA LUZ FLORES
248 MARTIN AVE
GREENACRES, FL 33463

2026

33-3S-17-06611-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

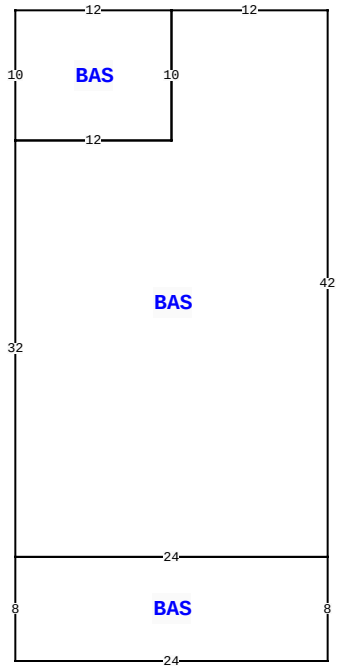
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	3,985
BAS	192	100		192	6,377
BAS	888	100		888	29,490
TOTALS	1,200			1,200	39,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,200	65.8920	73.80	88,560	1950	1950	10	0	10	35.00	45.00

2 SINGLE FAM 0% - 2025 Heated Area: 1200 HX Base Yr



366 SE MONTROSE 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	39,852
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	3,251
TOTAL MARKET VALUE	43,353
SOH/AGL Deduction	0
ASSESSED VALUE	43,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,353
TOTAL JUST VALUE	43,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/2462	10/07/2024	WD	U	I	11	100
GRANTOR: SAM JOHNS LLC						
GRANTEE: WHITEHEAD CECIL						
1524/2461	10/07/2024	WD	U	I	11	100
GRANTOR: WHITEHEAD CECIL						
GRANTEE: GRANADOS PEDRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= W12 S10 E12 N10$ S10 W12 S32 BAS= S8 E24 N8 W24$ E24 N42$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 250

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		RSF/MH	0.00	0.00	5,100.00	SF		1.00	1.00	0.85	0.75	0.64	3,251							

REVIEW DATE 01/13/2025 BY TP Total Acres: 0.12 Total Land Value: 3,251 Market: 0 Agricultural: 0 Common: 3,251 PRINTED 11/20/2025 BY SYS