

N DIV: BEG NE COR BLOCK 128, RUN
 W R/W FOURTH ST 74.25 FT, W 78 F
 FT TO S R/W FRANKLIN ST, E ALONG

CCCB LLC
 517 HARDWOOD CIR
 ORLANDO, FL 32828

2026

00-00-00-12200-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	07	CORK/VTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	28	100	
BAS	70	100	
BAS	750	100	
FCP	252	25	
TOTALS	1,100		911

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	911	87.7344	98.26	89,515	1950	1950	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 848 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	58,185		
TOTAL MARKET OB/XF VALUE	100		
TOTAL LAND VALUE - MARKET	10,125		
TOTAL MARKET VALUE	68,410		
SOH/AGL Deduction	0		
ASSESSED VALUE	68,410		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	68,410		
TOTAL JUST VALUE	68,410		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	64,697		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1553	2/24/2026	WD	U	I	12	100,000
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: CCCB LLC						
1552/185	10/01/2025	CT	U	I	18	100
GRANTOR: JULIAO BRANDY MAY						
GRANTEE: CARRINGTON MORTGAGE						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0080	DECKING	0.00
TOTALS		1.00	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		

367 NW GARNET GLN, LAKE CITY MLU

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	0080	DECKING	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S25 E30 FCP= E14 N20 W10 BAS= W4 S7 E4 N7\$ S7 W4 S13\$ N20 BAS= E14 N5 W14 S5\$ N5\$.	

LAND DESCRIPTION		TOTAL OB/XF												100										
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	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	6,750.00	SF		1.00	1.00	1.00	1.50	1.50	10,125							