

C DIV: BEG SE COR, RUN W 211.70
131.9 FT, S 20.4 FT, E 60 FT, S
82 FT TO POB, BLOCK 32 & BEG NE

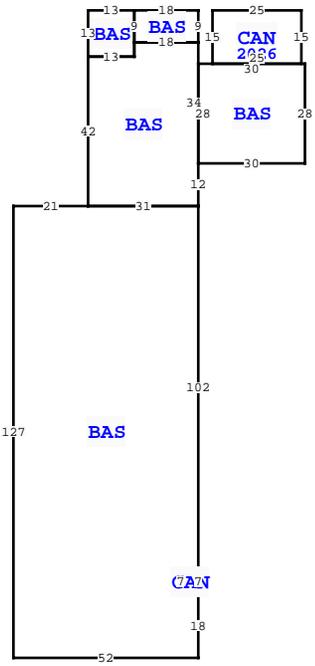
SERENITYBLOCK 32, LLC
27822 23RD PL
BRANFORD, FL 32008

2026

00-00-00-12733-000

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structure	01	FLAT	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	CORK/VTILE	50		
Interior Floor	14	CARPET	50		
Ceiling	02	F.NOT SUS	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		9	100		
Frame	03	MASONRY	100		
Story Height		0	100		
RMS		10	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	02	02	100		
Quality	03	03			
DOR CODE	1100 STORES/1 STORY				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	850317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	162	100		162	3,613
BAS	169	100		169	3,769
BAS	840	100		840	18,732
BAS	1,374	100		1,374	30,640
BAS	6,569	100		6,569	146,489
CAN	35	30		10	223
CAN	375	30	2026	112	2,498
TOTALS	9,524			9,236	205,963

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2024									Heated Area: 9114 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		205,963	
TOTAL MARKET OB/XF VALUE		12,000	
TOTAL LAND VALUE - MARKET		147,528	
TOTAL MARKET VALUE		365,491	
SOH/AGL Deduction		25,917	
ASSESSED VALUE		339,574	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		339,574	
TOTAL JUST VALUE		365,491	
NCON VALUE		2,498	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,056	
LAND: 2:1: ADJ4; CORNER.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045388	Electrical Servic	0	09/08/2022
3830	REMODEL	50	07/26/2006
2171	REMODEL	169	10/09/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2773	8/10/2023	WD	U	I	11	100
GRANTOR: MARTIN JIMMY R						
GRANTEE: SERENITYBLOCK 32, L						
1036/0732	1/24/2005	QC	Q	I	01	50,000
GRANTOR: DONALD WILLIAMS (UND)						
GRANTEE: JIMMY R MARTIN						

EXTRA FEATURES																	
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,000	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W21 S127 E52 N18 W5 N7 E5 N102 W31 \$													
BAS=[ORIG=31,0] N12 N34 W18 S4 W13 S42 E31 \$													
BAS=[ORIG=31,-12] E30 N28 W30 S28 \$													
BAS=[ORIG=13,-46] N9 W13 S13 E13 N4 \$													
BAS=[ORIG=31,-46] N9 W18 S9 E18 \$													
CAN=[ORIG=31,109] N7 W5 S7 E5 \$													
CAN=[YR=2026;ORIG=35,-55] S15 E25 N15 W25 \$													

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	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		*CG	105.00	132.00	20,220.00	SF		1.00	1.00	1.00	6.00	6.00	121,320							
2	1000	C	VACANT COMME	0		*CG	0.00	0.00	5,460.00	SF		1.00	1.00	0.80	6.00	4.80	26,208							