E DIV: LOT 5 EX N 85 FT & LOTS 7
OF LOT 6, BLOCK 2 OAK PARK S/D.

GRANADO PEDRO/FLORES ALBA LUZ HERNANDEZ
248 MARTIN AVE
GREEN ACRES, FL 33463

2026

00-00-00-13401-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

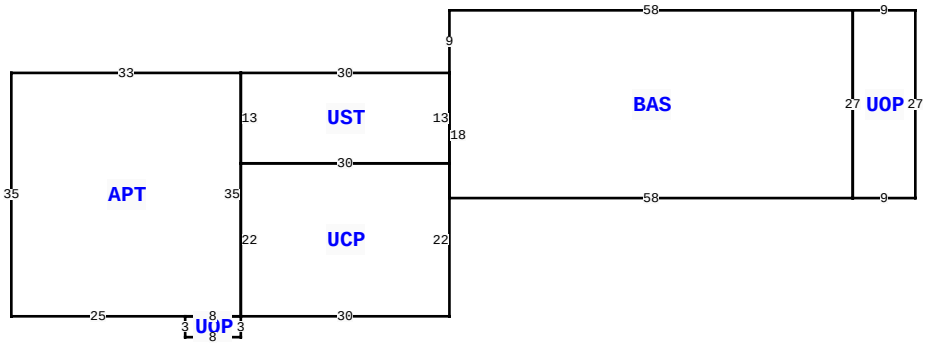
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.170	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,155	100		1,155	36,560
BAS	1,566	100		1,566	49,570
UCP	660	20		132	4,178
UOP	24	20		5	158
UOP	243	20		49	1,551
UST	390	45		176	5,571
TOTALS	4,038			3,083	97,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,083	79.3354	90.44	278,827	1946	1946	30	0	0	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 2721 HX Base Yr



595 SE PUTNAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	97,589
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	15,693
TOTAL MARKET VALUE	113,582
SOH/AGL Deduction	1,421
ASSESSED VALUE	112,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,161
TOTAL JUST VALUE	113,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1328/2166	1/05/2017	WD	U	I	12	45,000
GRANTOR: CITIBANK NA AS TRUSTE						
GRANTEE: PEDRO GRANADO & ALB						
1328/2164	1/05/2017	WD	U	I	12	100
GRANTOR: ZFC LEGAL TITLE TRUST						
GRANTEE: CITIBANK NA AS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S9 UST= W30 APT= W33 S35 E25 UOP= S3 E8 N3 W8$E8 N35$ S13 UCP= S22 E30 N22 W30$ E30 N13$ S18 E58 UOP= E9 N27 W9 S27$ N27 $.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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-3	114.00	161.00	18,354.00	SF		1.00	1.00	0.90	0.95	0.86	15,693							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.42 Total Land Value: 15,693 Market: 0 Agricultural: 0 Common: 15,693 PRINTED 05/08/2026 BY SYS