S DIV: LOT 1 & N 1/2 LOT 4 BLOCK
288-449, 777-700, 810-1897, WD 1

THE FISH CAMPA LLC
8260 VICO COURT UNIT A
SARASOTA, FL 34240

2027

00-00-00-13794-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		3 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	11,521
FOP	176	30		53	2,349
FUS	1,549	100		1,549	68,636
HXB	1,677	100		1,677	74,308
HXC	220	25		55	2,437
HXE	24	80		19	842
HXG	520	55		286	12,673
TOTALS	4,426			3,899	172,764

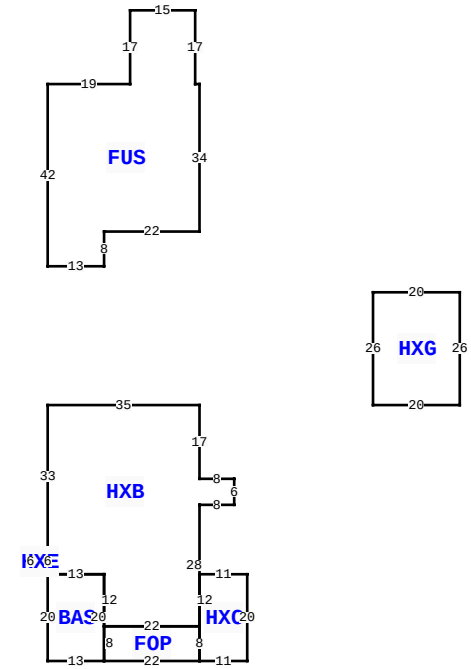
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,899	101.8670	88.62	345,529	1906	1965	0	0	0	50.00	50.00

1 TRI/QUAD 0% - 0

Heated Area: 3486

HX Base Yr



196 SE CAMP ST, LAKE CITY

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

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	215.00	UT	1.50	1.50	100	0	0	3	100	323	
4	0294	SHED WOOD/	0	0	10	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
5	0169	FENCE/WOOD	0	0	0	0	72.00	UT	7.50	7.50	100	1993	1993	3	100	540	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,764
TOTAL MARKET OB/XF VALUE	3,363
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	204,927
SOH/AGL Deduction	0
ASSESSED VALUE	204,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,927
TOTAL JUST VALUE	204,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,927

SALE:2:1: LOT 1 & N1/2 LOT 4 BLK D CHALKERS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/1382	3/09/2018	WD	Q	I	01	108,000
GRANTOR: MARTHA J WRIGHT						
GRANTEE: THE FISH CAMPA LLC						
0810/1897	9/15/1995	WD	Q	I		89,900
GRANTOR: GRANT A & CHERYL GARD						
GRANTEE: MARTHA J WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W35 S33 HXE= W4 S6 E4 N6$ S6 BAS= S20 E13 N20 W13$ E13 S12 FOP= S8 E22 N8 W22$ E22 HXC= S8 E11 N20 W11 S12$ N28 E8 N6 W8 N17$ PTR=N40 FUS= N34 W1 N17 W15 S17 W19 S42 E13 N8E22$S40$ PTR=E40 HXG= E20 N26 W20 S26$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 3,363

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	0800	C	MULTI-FAM	0		*RSF-3	120.00	120.00	7,200.00	SF		1.00	1.00	1.00	2.00	2.00	14,400							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	7,200.00	SF		1.00	1.00	1.00	2.00	2.00	14,400							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.33 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/17/2026 BY SYS