

PART OF LOT 25 ROLLING GREEN HIL  
 COMM SE COR OF SEC, RUN W 210 FT  
 FT, W 1196.60 FT, N 25.01 FT, W

GRANADOS FIDENCIO  
 353 WINGED FOOT RD  
 PALM SPRINGS, FL 33461

**2026**

02-6S-17-09553-042

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2617.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	29,510
FSP	80	40		32	690
UOP	386	25		96	2,071
TOTALS	1,834			1,496	32,272

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 0								
Heated Area: 1368 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	32,272		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	57,272		
SOH/AGL Deduction	15,797		
ASSESSED VALUE	41,475		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	41,475		
TOTAL JUST VALUE	57,272		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	51,734		
BLDG:1:1: CHAM MH			
XFOB:1:1: CHAM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/1047	9/29/2016	QC	U	I	11	100
GRANTOR: PEDRO GRANADOS & ALBA						
GRANTEE: FIDENCIO GRANADOS						
1300/0792	8/21/2015	WD	Q	I	01	18,500
GRANTOR: CHESTER & DENISE MITC						
GRANTEE: PEDRO GRANADOS & AL						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

1183 SE OCTOBER RD, LAKE CITY

BUILDING NOTES			

**BUILDING DIMENSIONS**  
 BAS= W29 S24 E21 UOP= S6 E21N2 E19 N32 W22 S4 E18 S24 W36\$E36  
 N24 W18 FSP= N8 W10 S8 E10\$ W10\$.

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							