PART OF LOT 25 ROLLING HILLS S/D
COMM SE COR SEC, RUN W 210 FT, N
W 1196.60 FT, N 25.01 FT, W 127.

GRANADOS FIDENCIO
353 WINGED FOOT RD
PALM SPRINGS, FL 33461

**2026**

**02-6S-17-09553-066**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 23,940 |
| TOTAL MARKET VALUE | 23,940 |
| SOH/AGL Deduction | 3,458 |
| ASSESSED VALUE | 20,482 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 20,482 |
| TOTAL JUST VALUE | 23,940 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 18,620 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1530/2083 | 10/28/2024 | WD | U | V | 11 | 100 |
| GRANTOR: MANZANARES JOEL A | | | | | | |
| GRANTEE: GRANADOS FIDENCIO | | | | | | |
| 1510/497 | 3/08/2024 | WD | Q | V | 01 | 17,000 |
| GRANTOR: MOBECK JAMES JOHN | | | | | | |
| GRANTEE: MANZANARES JOEL A | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.33 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 23,940 | | | | | | | |

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.33 Total Land Value: 23,940 Market: 0 Agricultural: 0 Common: 23,940 PRINTED 05/08/2026 BY SYS