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 06/23/2026 BY SYS