

E1/2 OF LOT 3 & ALL LOT 4 ROLLIN UNREC.  
 BEGIN AT NE COR OF NW1/4 OF SE1/

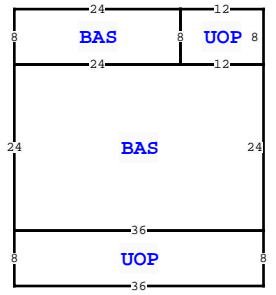
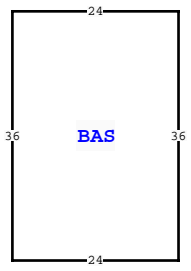
GRANADOS PEDRO  
 248 MARTIN AVE  
 GREEN ACRES, FL 33463

**2026**

02-6S-17-09553-104

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	02	2,016	111.9000	125.33	252,665	1990	1995	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1920 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,641
BAS	864	100		864	70,385
BAS	864	100		864	70,385
UOP	96	25		24	1,955
UOP	288	25		72	5,866
<b>TOTALS</b>	<b>2,304</b>			<b>2,016</b>	<b>164,232</b>

537 SE ROLLING HILLS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	164,232			
TOTAL MARKET OB/XF VALUE	7,450			
TOTAL LAND VALUE - MARKET	34,080			
TOTAL MARKET VALUE	205,762			
SOH/AGL Deduction	84,349			
ASSESSED VALUE	121,413			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	121,413			
TOTAL JUST VALUE	205,762			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	201,502			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/790	1/16/2026	QC	U	I	11	100
GRANTOR: GRANADOS BASILIO BEN						
GRANTEE: GRANADOS PEDRO						
1207/2446	1/07/2011	WD	U	I	11	100
GRANTOR: PEDRO GRANADOS						
GRANTEE: BASILIO BENITES GRA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= N24 UOP= N8 W12 S8 E12\$ W12 BAS= N8 W24 S8 E24 \$ W24 S24UOP= S8 E36 N8 W36 \$ E36 \$ PTR= N50 BAS= N36 W24 S36 E24\$ S50\$.

LAND DESCRIPTION														TOTAL OB/XF										7,450				
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	0100	C	SFR	0		A-1	0.00	0.00	1.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	18,080											
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000											