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

2027

02-6S-17-09553-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

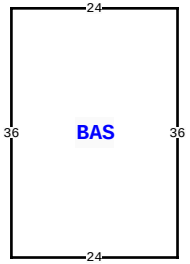
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2617.0200 1.00/

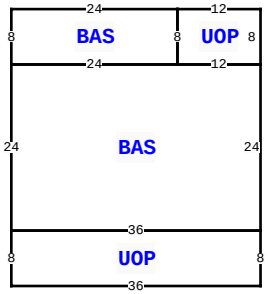
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,361
BAS	864	100		864	69,128
BAS	864	100		864	69,128
UOP	96	25		24	1,920
UOP	288	25		72	5,760
TOTALS	2,304			2,016	161,297

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	123.09	248,149	1990	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1920 HX Base Yr





537 SE ROLLING HILLS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,297
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	34,080
TOTAL MARKET VALUE	202,827
SOH/AGL Deduction	69,273
ASSESSED VALUE	133,554
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,554
TOTAL JUST VALUE	202,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,762

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	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							

REVIEW DATE 09/27/2017 BY DF Total Acres: 2.13 Total Land Value: 34,080 Market: 0 Agricultural: 0 Common: 34,080 PRINTED 11/17/2026 BY SYS