COMM NW COR OF SW1/4 OF NE1/4, S 725.20 FT FOR POB, S 132.84 FT, 133.92 FT, W 110 FT TO POB. (AKA

EWLES INCORPORATED LLC
728 HURLEY DR
WINTER GARDEN, FL 34787

**2026**

**06-4S-17-08001-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

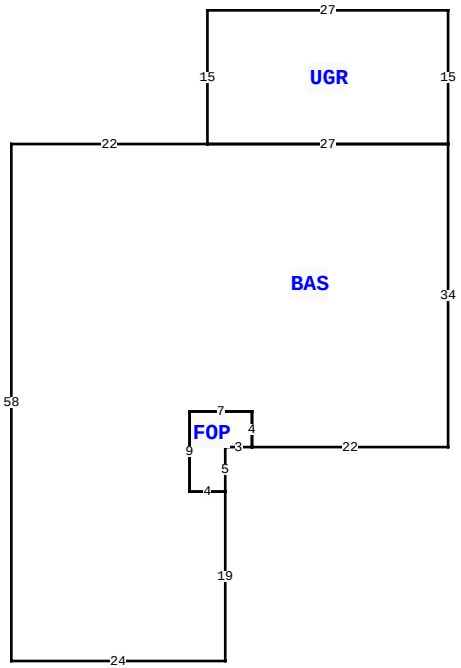
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,194 | 100 | | 2,194 | 141,811 |
| FOP | 48 | 30 | | 14 | 905 |
| UGR | 405 | 45 | | 182 | 11,764 |
| TOTALS | 2,647 | | | 2,390 | 154,480 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,390 | 88.7832 | 99.44 | 237,662 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2194 HX Base Yr




840 SW GRANDVIEW ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 154,480 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 20,350 |
| TOTAL MARKET VALUE | 176,030 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 176,030 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 176,030 |
| TOTAL JUST VALUE | 176,030 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 176,030 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047949 | Electrical Servic | 0 | 08/22/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1497/1051 | 8/04/2023 | QC | U | I | 11 | 100 |
| GRANTOR: EWLES TYLER WARREN | | | | | | |
| GRANTEE: EWLES INCORPORATED | | | | | | |
| 1445/2255 | 7/29/2021 | WD | U | I | 12 | 120,000 |
| GRANTOR: US BANK TRUST NATIONA | | | | | | |
| GRANTEE: EWLES TYLER WARREN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 S58 E24 N19 FOP= N5E3 N4 W7 S9 E4$ W4 N9 E7 S4 E22 N34 UGR= N15 W27 S15 E27$W27$.

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | | *RSF-2 | 110.00 | 133.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 18,500.00 | 20,350.00 | 20,350 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.34 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 05/29/2026 BY SYS