

COMM NE COR OF NW1/4, RUN W 26.5
 CONT W 459.48 FT, S 26 DEG E 579
 FT, N 539.31 FT TO POB.

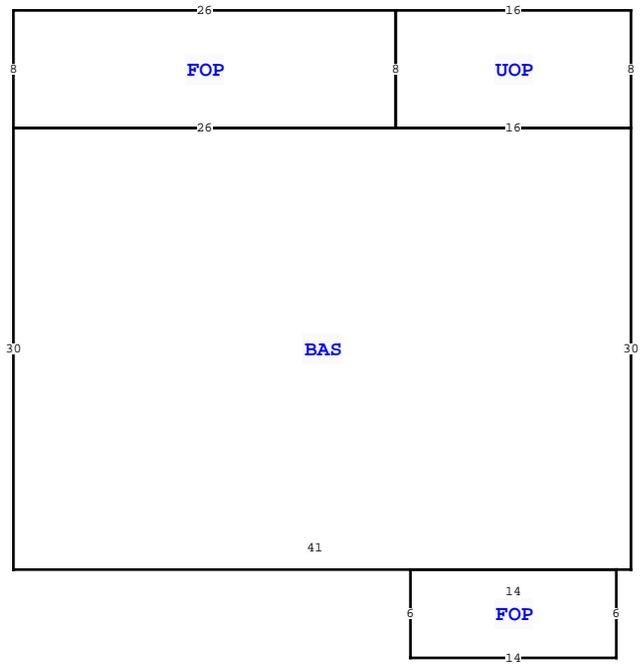
UPPER "30" LLC
 2911 W HARBOR VIEW AVE, C/O ANTHONY SCIONTI
 TAMPA, FL 33607

2026

07-7S-16-04153-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	
FOP	84	30	
FOP	208	30	
UOP	128	20	
TOTALS	1,680		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,373	128.9400	144.41	198,275	2020	2020	0	0	5.00	95.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1260 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			188,361
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			21,300
TOTAL MARKET VALUE			210,861
SOH/AGL Deduction			0
ASSESSED VALUE			210,861
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			210,861
TOTAL JUST VALUE			210,861
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39086	SFR	0	12/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/1660	5/05/2022	QC	U	I	11	100
GRANTOR: CIRCLE M RANCH LLC						
GRANTEE: UPPER "30" LLC						
1397/2172	10/28/2019	QC	U	V	11	100
GRANTOR: UPPER "30" LLC						
GRANTEE: CIRCLE M RANCH LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=80,30] S30 E41 E1 N30 W16 W26 \$	
FOP=[ORIG=80,22] S8 E26 N8 W26 \$	
UOP=[ORIG=106,22] S8 E16 N8 W16 \$	
POP=[ORIG=107,60] S6 E14 N6 W14 \$	

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

LAND DESCRIPTION														TOTAL OB/XF										
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			0.00	0.00	4.26	AC		1.00	1.00	1.00	5,000.00	5,000.00	21,300							