

COMM AT THE NW COR OF SE1/4 OF S
S 49 DEG E 430.16 FT TO S R/W OF
RD, RUN N 37 DG E 150 FT, RUN S

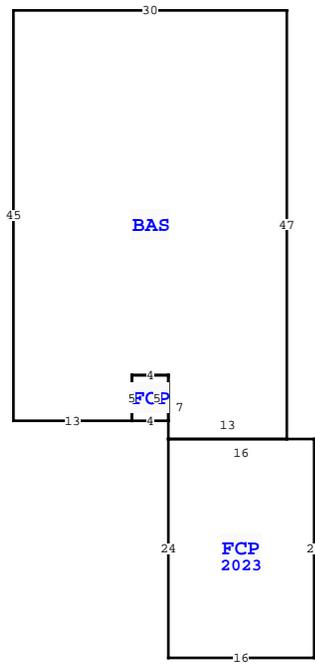
HOME DISCOUNTERS, LLC
1002 DEL HARBOR DR
DELRAY BEACH, FL 33483

2026

20-3S-17-05369-011
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,356	100	
FCP	384	25	2023
FOP	20	30	
TOTALS	1,760		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1356 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			170,008
TOTAL MARKET OB/XF VALUE			6,992
TOTAL LAND VALUE - MARKET			3,220
TOTAL MARKET VALUE			180,220
SOH/AGL Deduction			0
ASSESSED VALUE			180,220
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			180,220
TOTAL JUST VALUE			180,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26431	SFR	429	11/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/181	10/01/2025	CT	U	I	18	115,000

GRANTOR: JORDAN LEVI
GRANTEE: HOME DISCOUNTERS, L
1523/161 8/20/2024 QC U I 11 100
GRANTOR: SAMPER JACQUELINE AS
GRANTEE: PRICE CREEK PROPERT

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	0166	CONC, PAVMT	0	0	0	1,064.00	UT	3.00	3.00	100	2008	2008	3	100	3,192	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	3,800.00	3,800.00	100	2011	2011	3	100	3,800	

TOTAL OB/XF										6,992							
237 NE GUM SWAMP RD, LAKE CITY										BLD DATE		LGL DATE		LAND DATE		AG DATE	
										XF DATE							
										INC DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W30 S45 E13 N5 E4 S7 E13 N47 \$									
FOP=[ORIG=-17,45] E4 N5 W4 S5 \$									
FCP=[YR=2023;ORIG=-13,47] S24 E16 N24 W16 \$									

LAND DESCRIPTION										TOTAL OB/XF										6,992						
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	0.28	AC		1.00	1.00	1.00	11,500.00	11,500.00	3,220									