

COMM NW COR OF SE1/4 OF SW1/4, E  
 FT TO S R/W SR-100-A, E ALONG R/  
 196.68 FT FOR POB, CONT S 60 FT,

GIVENS JAMES C ESTATE  
 3038 LAKE MANATEE CT  
 CAPE CORAL, FL 33909

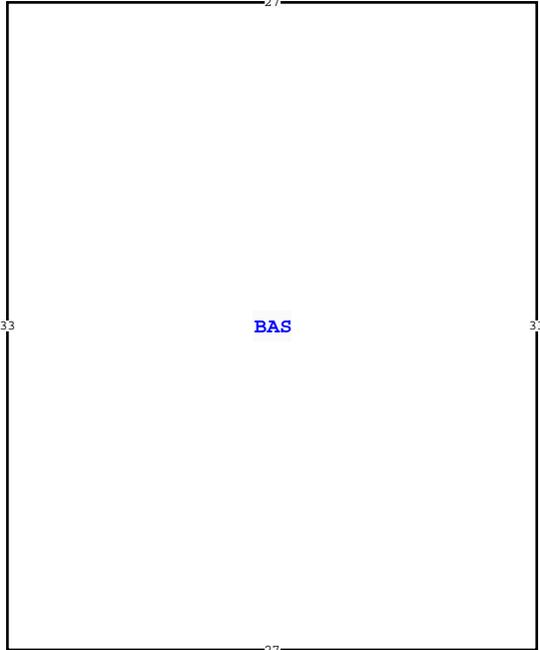
2026

28-3S-17-05635-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	05	ASPH TILE	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	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	07
NEIGHBORHOOD/LOC	28317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	891	100	
TOTALS	891		56,512

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	891	102.9600	115.32	102,750	1964	1964	10	0	0	35.00	55.00	
1 SINGLE FAM 0% - 2022 Heated Area: 891 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			56,512
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			4,425
TOTAL MARKET VALUE			62,737
SOH/AGL Deduction			0
ASSESSED VALUE			62,737
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,737
TOTAL JUST VALUE			62,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050345	Roof Replacement	9,600	07/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/1399	5/13/2021	PB U	I	18		0

GRANTOR: CLERK OF COURT  
 GRANTEE: GIVENS JAMES C

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W27 S33 E27 N33\$.	

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	0060	CARPORT F	0	0 12 20	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0 0 0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
3	0296	SHED METAL	0	0 0 0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
4	0261	PRCH, UOP	0	0 0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	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	11,800.00	SF		1.00	1.00	0.75	0.50	0.38	4,425							