

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	
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
BAS	891 100
TOTALS	891 891 56,512

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%	- 2022		115.32	102,750	1964	1964	10	0	35.00	55.00	
Heated Area: 891 HX Base Yr													
TOTALS 891 891 56,512													

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							