LOT 2 BLOCK 13 CAROLYN HEIGHTS S

659-493, 942-2319, 976-1180, QC

MALOUE MICHAEL
2508 E 20TH AVE
TAMPA, FL 33605

2026

28-3S-17-05799-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

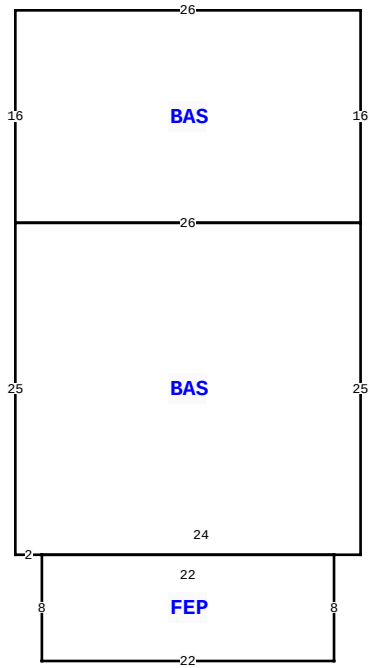
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100		416	23,054
BAS	650	100		650	36,022
FEP	176	80		141	7,814
TOTALS	1,242			1,207	66,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,207	89.9640	100.76	121,617	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1066 HX Base Yr



454 NE GRANGER MILL AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	66,889
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	75,289
SOH/AGL Deduction	0
ASSESSED VALUE	75,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,289
TOTAL JUST VALUE	75,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/2623	3/06/2025	QC	U	I	11	8,000
GRANTOR: JONES VALERIE						
GRANTEE: MALOUE MICHAEL						
1377/0710	1/27/2019	QC	U	I	11	100
GRANTOR: TRONNA A DEMPS						
GRANTEE: VALERIE JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 W26 S16 E26$ BAS= W26 S25 E2 FEP= S8 E22 N8 W22$ E24 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 07/08/2025 BY TP Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 06/08/2026 BY SYS