

COMM SE COR OF NW1/4 OF SE1/4, R  
N 649.18 FT FOR POB, CONT N 221.  
FT, S 222.9 FT, W 641.86 FT TO P

GRANADOS JOE/GRANADOS MARINA  
312 SW SELLERS WAY  
LAKE CITY, FL 32025

**2026**

28-4S-17-08810-005  


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 80		
08	SHT VINYL 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame	NONE	100
	Stories	1.	1. 100
	Architectural	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 02
	NEIGHBORHOOD/LOC	28417.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
		YEAR	TOT ADJ AREA
			SUBAREA MARKET VALUE
	BAS	1,284	100
	FOP	16	30
	TOTALS	1,300	1,289
			98,154

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2025								
				Heated Area: 1284			HX Base Yr 2025				

BAS

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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		98,154	
TOTAL MARKET OB/XF VALUE		5,000	
TOTAL LAND VALUE - MARKET		41,750	
TOTAL MARKET VALUE		144,904	
SOH/AGL Deduction		98,358	
ASSESSED VALUE		46,546	
TOTAL EXEMPTION VALUE	HX HB SX	46,546	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		144,904	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050535	Roof Replacement	8,400	08/13/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/1078	7/27/2012	WD	U	I	37	36,000
GRANTOR: DAVID JON BIRCHARD & GRANTEE: JOE & MARINA GRANAD						
1236/2066	6/18/2012	PB	U	I	18	100
GRANTOR: ESTATE OF PHOBE CRAIG GRANTEE: DAVID JON BIRCHARD						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W46 S26 E20 FOP= S4 E4N4 W4\$ E4 S4 E22 N30\$.	

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,200	

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	100		A-1	0.00	0.00	3.34	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,750							