

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

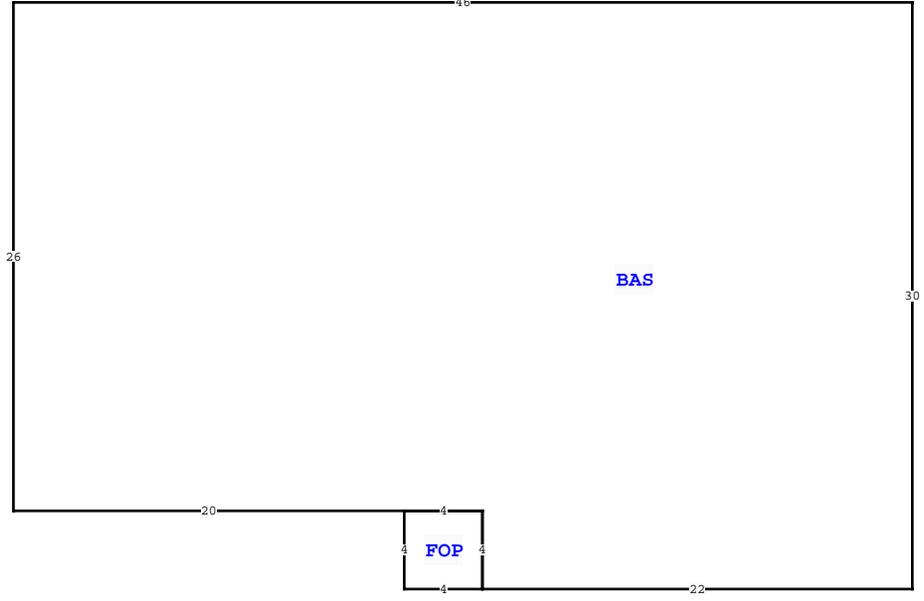
GRANADOS JOE/GRANADOS MARINA
312 SW SELLERS WAY
LAKE CITY, FL 32025

2026

28-4S-17-08810-005
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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	1,284 97,774
FOP	16	30	5 381
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				



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			33,400
TOTAL MARKET VALUE			136,554
SOH/AGL Deduction			90,008
ASSESSED VALUE			46,546
TOTAL EXEMPTION VALUE	HX HB SX		46,546
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			136,554
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
		05/16/2024	MLU

BUILDING NOTES	
BAS= W46 S26 E20 FOP= S4 E4N4 W4S 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	10,000.00	10,000.00	33,400							