

COMM SE COR OF NW1/4 OF SE1/4, R
N 850.57 FT FOR POB, RUN N 221.4
FT, S 222.90 FT, W 641.60 FT TO

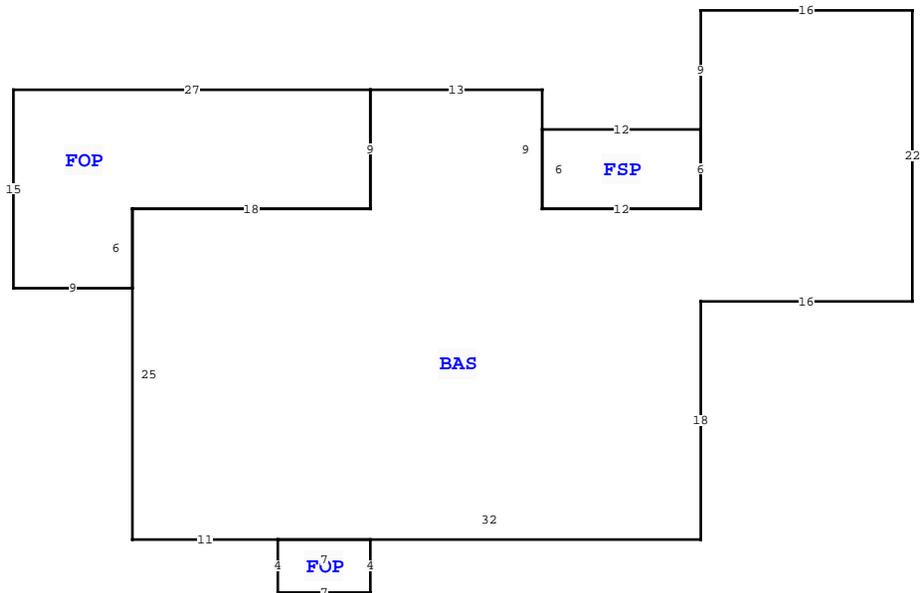
GRANADOS JORGE L
288 SW SELLERS WAY
LAKE CITY, FL 32025

2026

28-4S-17-08810-006
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.1	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	02
NEIGHBORHOOD/LOC	28417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,544	100	
FOP	28	30	
FOP	297	30	
FSP	72	40	
TOTALS	1,941		

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%	1999		Heated Area: 1544					HX Base Yr 1999	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			140,301
TOTAL MARKET OB/XF VALUE			15,968
TOTAL LAND VALUE - MARKET			36,740
TOTAL MARKET VALUE			193,009
SOH/AGL Deduction			85,016
ASSESSED VALUE			107,993
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			56,582
TOTAL JUST VALUE			193,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,009
SALE:3:1: 3.34 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041341	Roof Replacement	13,111	02/17/2021
14907	M H	125	01/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/1334	7/15/1998	WD	Q	I		74,300
GRANTOR: SHINDELBOWER DEBORAH						
GRANTEE: SOMOLITA JOSEPH						
0841/1342	7/01/1997	QC	Q	I	01	0
GRANTOR: GARY SHINDELBOWER						
GRANTEE: DEBORAH SHINDELBOWE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100
2	0011	BARN,BLK A	0	100	23	27	621.00	UT	8.00	8.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
15,968											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	3.34	AC	

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/16/2024 MLU						

BUILDING DIMENSIONS											
BAS= W16 S9 FSP= W12 S6 E12N6\$ S6 W12 N9 W13 FOP= W27 S15 E9 N6 E18 N9\$ S9 W18 S25 E11 FOP= S4 E7 N4 W7\$ E32 N18E16 N22\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	3.34	AC	