W1/2 OF LOT 3 & ALL LOT 4 IN W1/ OF NW1/4.

WASHINGTON GWENDOLYN/CLARK-HOLSEY JACQUELINE
2612 GRANADA CIR W
ST PETERSBURG, FL 33712

2027

30-3S-17-05849-000

BUILDING CHARACTERISTICS

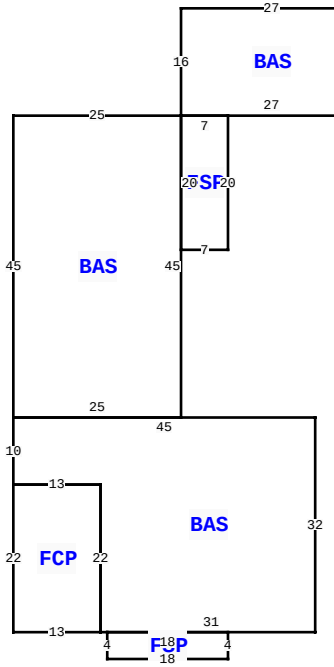
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	10	TERRAZZO 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	24,649
BAS	1,125	100		1,125	64,189
BAS	1,154	100		1,154	65,844
FCP	286	25		72	4,108
FSP	72	40		29	1,655
FSP	140	40		56	3,195
TOTALS	3,209			2,868	163,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,868	79.8000	87.78	251,753	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 33% - 2025 Heated Area: 2711 HX Base Yr 2025



1387 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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
1	0166	CONC,PAVMT	0	33	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	33	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	33	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	33	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0070	CARPORT UF	0	33	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0166	CONC,PAVMT	0	33	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0296	SHED METAL	0	33	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
8	0263	PRCH,USP	0	33	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,391
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		211,491
SOH/AGL Deduction		0
ASSESSED VALUE		211,491
TOTAL EXEMPTION VALUE	HA HAB VX	46,244
BASE TAXABLE VALUE		165,247
TOTAL JUST VALUE		211,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1825	8/16/2022	PB	U	I	18	0

GRANTOR: SCOTT JEANIE ELIZABET

GRANTEE: SCOTT WILLIE CHARLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S45 BAS= S10 FCP= S22 E13 N22 W13$ E13 S22 E1 FSP= S4 E18 N4 W18$ E31 N32 W45$ E25 N45$ FSP= S20 E7 N20 W7$ BAS= E27 N16 W27 S16$.

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	33			0.00	0.00	3.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,000							

REVIEW DATE 11/16/2015 BY DF Total Acres: 3.40 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/17/2026 BY SYS

W1/2 OF LOT 3 & ALL LOT 4 IN W1/ OF NW1/4.

WASHINGTON GWENDOLYN/CLARK-HOLSEY JACQUELINE
2612 GRANADA CIR W
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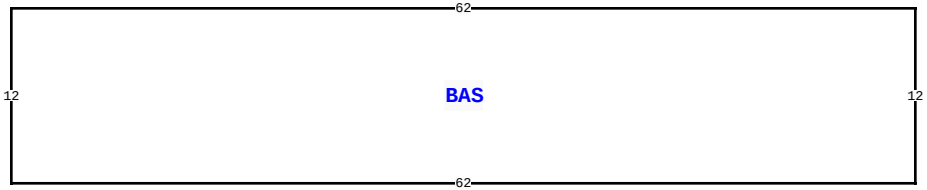
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	10,752
TOTALS	744			744	10,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	744	60.2100	36.13	26,881	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 744 HX Base Yr 2025



1387 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

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TOTAL JUST VALUE		211,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1825	8/16/2022	PB	U	I	18	0

GRANTOR: SCOTT JEANIE ELIZABET

GRANTEE: SCOTT WILLIE CHARLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S12 E62 N12$.

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

REVIEW DATE 11/16/2015 BY DF Total Acres: 3.40 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/17/2026 BY SYS