

LOT 6 BLOCK 4 HOLIDAY HEIGHTS
 REPLAT. ORB 489-731, 669-163,
 767-2128, 827-1793, 885-551,

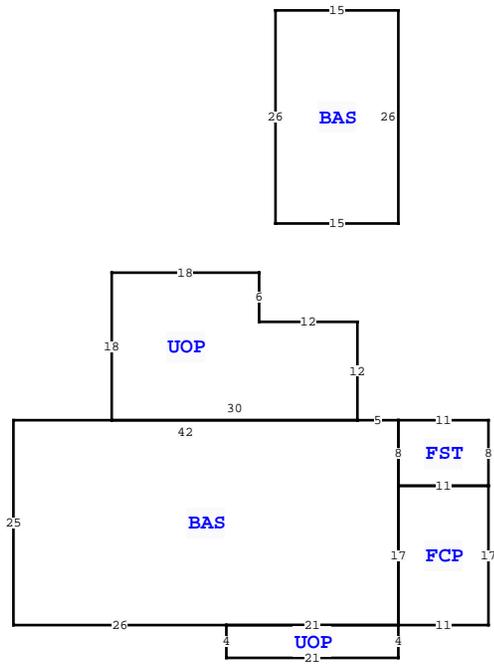
CEM-TUNA INVESTMENTS INC
 1078 42ND AVE N
 ST PETERSBURG, FL 33703

2026

31-3S-17-06152-000


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	18	CEMENT BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	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.	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	31317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	390	100		390	32,144
BAS	1,175	100		1,175	96,844
FCP	187	25		47	3,874
FST	88	55		48	3,956
UOP	84	20		17	1,401
UOP	468	20		94	7,747
TOTALS	2,392			1,771	145,966

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,771	111.2300	126.80	224,563	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1565 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			145,966
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			10,830
TOTAL MARKET VALUE			159,596
SOH/AGL Deduction			3,351
ASSESSED VALUE			156,245
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			156,245
TOTAL JUST VALUE			159,596
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00404			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/2177	12/07/2007	WD	Q	I	01	78,500
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: CEM-TUNA INVESTMENT						
1132/2391	9/26/2007	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO FINANCI						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	800	

706 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W5 UOP= N12 W12 N6 W18 S18 E30\$ W42 S25 E26 UOP= S4 E21 N4 W21\$ E21 FCP= E11 N17 W11 S17\$ N17 FST= E11 N8 W11 S8\$ N8\$ PTR=N50 BAS= W15 S26 E15 N26\$ S50\$.	

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	% 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		*RSF-1	0.00	0.00	11,399.56	SF		1.00	1.00	1.00	0.95	0.95	10,830							