LOT 6 BLOCK 4 HOLIDAY HEIGHTS RE

489-731, 669-163, 767-2128, 827-

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

2027

31-3S-17-06152-000

BUILDING CHARACTERISTICS

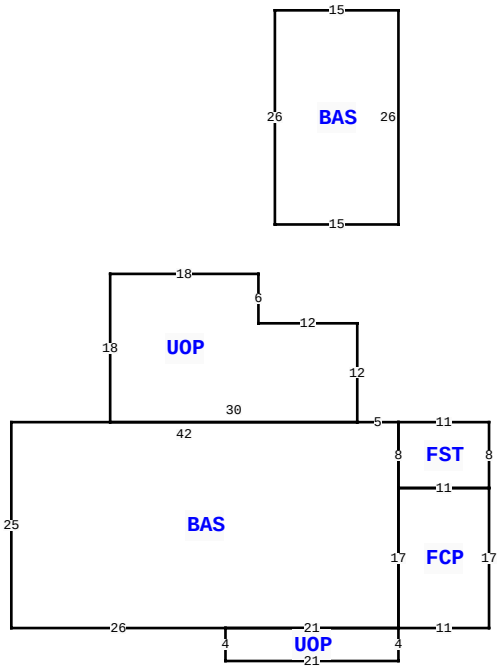
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 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	31,016
BAS	1,175	100		1,175	93,445
FCP	187	25		47	3,738
FST	88	55		48	3,817
UOP	84	20		17	1,352
UOP	468	20		94	7,476
TOTALS	2,392			1,771	140,843

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	122.35	216,682	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1565 HX Base Yr



706 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	140,843
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	14,249
TOTAL MARKET VALUE	157,892
SOH/AGL Deduction	0
ASSESSED VALUE	157,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,892
TOTAL JUST VALUE	157,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,459

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						

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 2,800

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	0		*RSF-1	0.00	0.00	11,399.56	SF		1.00	1.00	1.00	1.25	1.25	14,249							

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.26 Total Land Value: 14,249 Market: 0 Agricultural: 0 Common: 14,249 PRINTED 11/17/2026 BY SYS