

A STRIP OF LAND 86 FT WIDE OFF E FOLLOWING DESC TRACT OF LAND: CO W B'DRY LOT 7 & N R/W OF OLD JAX

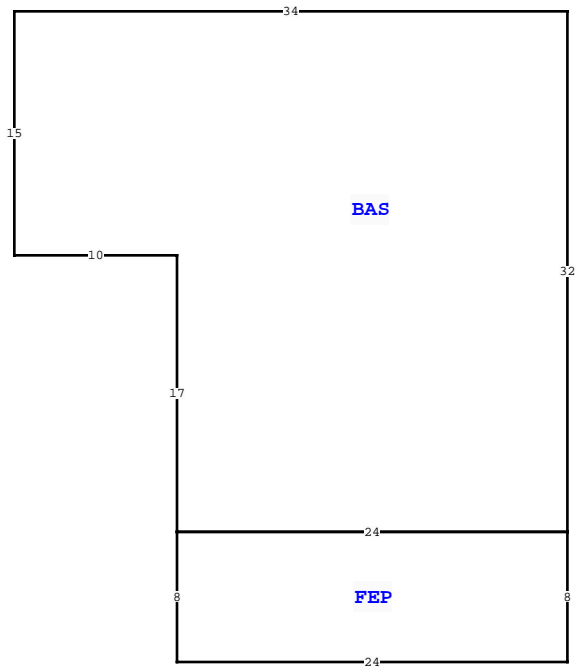
MARRY NANCY KAMMERER  
401 PINELLAS WAY SOUTH  
ST. PETERSBURG, FL 33707

2026

33-3S-17-06309-001

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	01	MINIMUM	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	02	WINDOW	100		
Heating Type	01	NONE	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architactual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	02	02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	33317.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100		918	21,963
FEP	192	80		154	3,684
TOTALS	1,110			1,072	25,648

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,072	38.8416	43.50	46,632	1935	1935	10	0	35.00	55.00		
1 SINGLE FAM 0% - 2026 Heated Area: 918 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			25,648
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			4,029
TOTAL MARKET VALUE			31,277
SOH/AGL Deduction			0
ASSESSED VALUE			31,277
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			31,277
TOTAL JUST VALUE			31,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			24,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1432	3/26/2025	WD	Q	I	01	42,000
GRANTOR: MCCALL LEON						
GRANTEE: MARRY NANCY KAMMERE						
1020/2096	6/29/2004	QC	Q	I	01	100
GRANTOR: GEORGE W JR & EMMA J						
GRANTEE: LEON & VERA MCCALL						

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	0130	CLFENCE	5	0	0	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF														1,600										
LAND DESCRIPTION														110 NE GRANGER MILL AVE, LAKE CITY										
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	0		00	0.00	0.00	16,117.00	SF		1.00	1.00	1.00	0.25	0.25	4,029							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W34 S15 E10 S17 FEP= S8E24 N8 W24\$ E24 N32\$ .													

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	0		00	0.00	0.00	16,117.00	SF		1.00	1.00	1.00	0.25	0.25	4,029							