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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

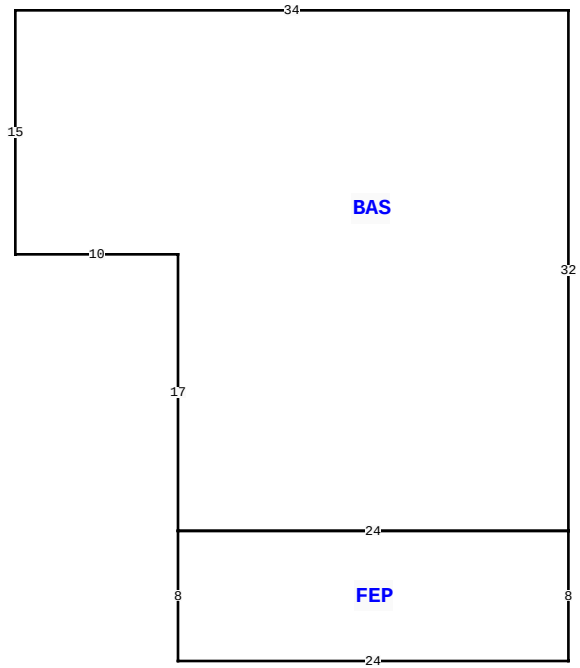
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	22,357
FEP	192	80		154	3,750
TOTALS	1,110			1,072	26,107

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	44.28	47,468	1935	1935	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 918 HX Base Yr



110 NE GRANGER MILL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,107
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	4,029
TOTAL MARKET VALUE	31,736
SOH/AGL Deduction	0
ASSESSED VALUE	31,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,736
TOTAL JUST VALUE	31,736
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	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	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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

REVIEW DATE 07/11/2025 BY TP Total Acres: 0.37 Total Land Value: 4,029 Market: 0 Agricultural: 0 Common: 4,029 PRINTED 05/08/2026 BY SYS