LOT 9 BLOCK A MELROSE PARK S/D.
859-897,DC 934-1274, 955-2446, A

GRANADOS PEDRO/HERNANDEZ ALBA LUZ FLORES
248 MARTIN AVE
GREENACRES, FL 33463

**2027**

**33-3S-17-06611-000**

## BUILDING CHARACTERISTICS

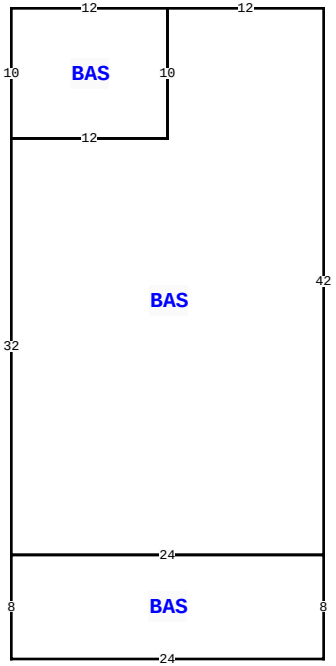
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 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 | 33317.110 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 120 | 100 | | 120 | 3,914 |
| BAS | 192 | 100 | | 192 | 6,262 |
| BAS | 888 | 100 | | 888 | 28,963 |
| TOTALS | 1,200 | | | 1,200 | 39,139 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,200 | 65.8920 | 72.48 | 86,976 | 1950 | 1950 | 10 | 0 | 10 | 35.00 | 45.00 |

2 SINGLE FAM 0% - 2025 Heated Area: 1200 HX Base Yr




366 SE MONTROSE AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 39,139 |
| TOTAL MARKET OB/XF VALUE | 250 |
| TOTAL LAND VALUE - MARKET | 3,251 |
| TOTAL MARKET VALUE | 42,640 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 42,640 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 42,640 |
| TOTAL JUST VALUE | 42,640 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,353 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1524/2462 | 10/07/2024 | WD | U | I | 11 | 100 |
| GRANTOR: SAM JOHNS LLC | | | | | | |
| GRANTEE: WHITEHEAD CECIL | | | | | | |
| 1524/2461 | 10/07/2024 | WD | U | I | 11 | 100 |
| GRANTOR: WHITEHEAD CECIL | | | | | | |
| GRANTEE: GRANADOS PEDRO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 BAS= W12 S10 E12 N10$ S10 W12 S32 BAS= S8 E24 N8 W24$ E24 N42$.

## 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 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 2 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 250

| 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/MH | 0.00 | 0.00 | 5,100.00 | SF | | 1.00 | 1.00 | 0.85 | 0.75 | 0.64 | 3,251 | | | | | | | |

REVIEW DATE 01/13/2025 BY TP Total Acres: 0.12 Total Land Value: 3,251 Market: 0 Agricultural: 0 Common: 3,251 PRINTED 11/17/2026 BY SYS