

BEG SW COR OF LOT 7 BLOCK 1 ODOM
 N 7 DEG E 104.74 FT, E 116.87 FT
 W 136.93 FT TO POB EX RD R/W.

BRUNER AUDREY
 427 PINE BLUFF TRAIL
 ORMOND BEACH, FL 32174

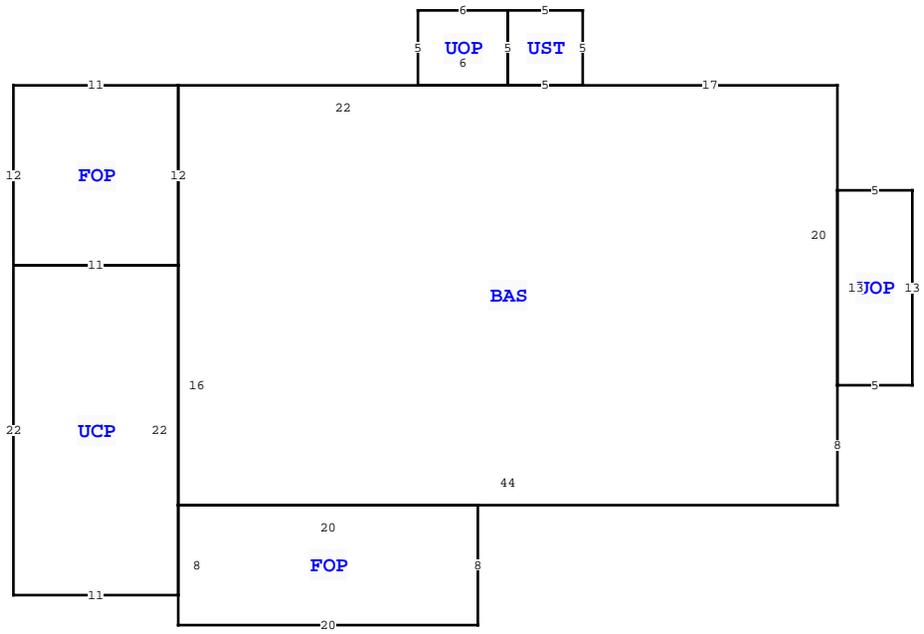
2026

33-3S-17-06802-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,398	113.2560	129.11	180,496	1957	1957	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1232 HX Base Yr													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	33317.150	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	103,392
FOP	132	30		40	3,357
FOP	160	30		48	4,028
UCP	242	20		48	4,028
UOP	30	20		6	504
UOP	65	20		13	1,091
UST	25	45		11	923
TOTALS	1,886			1,398	117,322

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	117,322			
TOTAL MARKET OB/XF VALUE	870			
TOTAL LAND VALUE - MARKET	15,262			
TOTAL MARKET VALUE	133,454			
SOH/AGL Deduction	0			
ASSESSED VALUE	133,454			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	133,454			
TOTAL JUST VALUE	133,454			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	131,400			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046553	Roof Replacement	11,610	02/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/874	6/01/2024	WD	U	I	11	100

GRANTOR: FAB ACQUISITIONS, INC
 GRANTEE: BRUNER AUDREY
 1476/1864 9/30/2022 WD Q I 05 356,700
 GRANTOR: GHANCHI ISMAILBHAH
 GRANTEE: FAB ACQUISITIONS, I

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	0297	SHED CONCR	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	420	
2	0296	SHED METAL	0	0	8	80.00	UT	5.00	5.00	100	2004	2004	3	100	400	
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

BUILDING NOTES													
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BUILDING DIMENSIONS
 BAS= W17 UST= N5 W5 S5 E5\$ W5 UOP= N5 W6 S5 E6\$ W22 FOP= W11 S12 E11 N12\$ S12 UCP= W11 S22 E11 N22\$ S16 FOP= S8 E20N8 W20\$ E44 N8 UOP= E5 N13 W5 S13\$ N20\$.

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		RSF	2116.00	150.00	0.75	LT		1.00	1.00	1.10	18,500.00	20,350.00	15,262							