

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

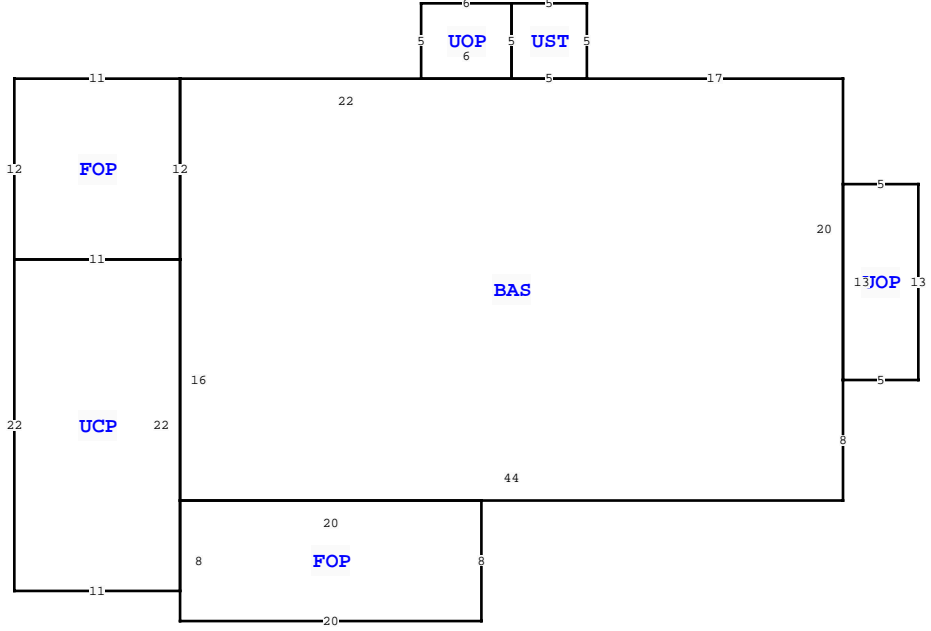
2026

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 | 126.85 | 177,336 | 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 | 101,581 |
| FOP | 132 | 30 | | 40 | 3,298 |
| FOP | 160 | 30 | | 48 | 3,958 |
| UCP | 242 | 20 | | 48 | 3,958 |
| UOP | 30 | 20 | | 6 | 495 |
| UOP | 65 | 20 | | 13 | 1,072 |
| UST | 25 | 45 | | 11 | 907 |
| TOTALS | 1,886 | | | 1,398 | 115,268 |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 115,268 | | | |
| TOTAL MARKET OB/XF VALUE | 870 | | | |
| TOTAL LAND VALUE - MARKET | 15,262 | | | |
| TOTAL MARKET VALUE | 131,400 | | | |
| SOH/AGL Deduction | 0 | | | |
| ASSESSED VALUE | 131,400 | | | |
| TOTAL EXEMPTION VALUE | 0 | | | |
| BASE TAXABLE VALUE | 131,400 | | | |
| TOTAL JUST VALUE | 131,400 | | | |
| 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 | |

| | | | | | | | | | | | | | | |
|---------------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|-----|
| 117 SE MONTGOMERY PL, LAKE CITY | | | | | | | | | | BLD DATE | | LGL DATE | 04/21/2023 | MLU |
| | | | | | | | | | | XF DATE | | LAND DATE | | |
| | | | | | | | | | | INC DATE | | AG DATE | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

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 | | | | | | | |