

BEG AT SW COR OF SEC, RUN NE  
1887.94, E 1323.92 FT, SOUTH  
1322.84 FT TO SEC LINE, WEST

OSCEOLA TREE FARM LLC  
4301-A 34TH ST NORTH  
ST PETERSBURG, FL 33714

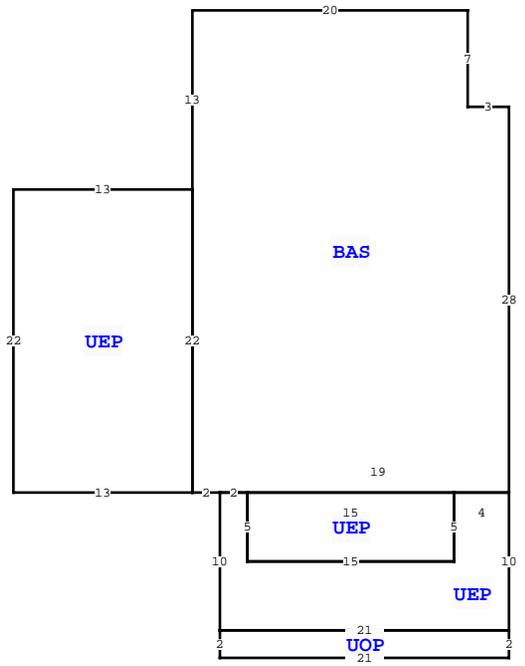
2026

34-1S-17-04645-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1117.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UEP	75	60	
UEP	135	60	
UEP	286	60	
UOP	42	20	
TOTALS	1,322		1,090 66,875

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,090	84.2724	94.39	102,885	1940	1940		0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 784 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,875
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			161,600
TOTAL MARKET VALUE			99,485
SOH/AGL Deduction			0
ASSESSED VALUE			99,485
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,485
TOTAL JUST VALUE			230,275
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0616	8/20/2013	WD	Q	I	05	205,000
GRANTOR: AMIRA A FAYAD						
GRANTEE: ASCEOLA TREE FARM L						
1195/0916	5/14/2010	WD	Q	I	01	240,000
GRANTOR: ROBERT A LAFATA						
GRANTEE: AMIRA A FAYAD						

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
1	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2011	2011
2	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2011	2011
3	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2015	2015

TOTAL OB/XF												
1,800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	58.00	AC		1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	58.00	AC		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W3 N7 W20 S13 UEP= W13 S22 E13 N22\$ S22 E2 UEP= S10												
UOP= S2 E21 N2 W21\$ E21 N10 W4 S5 W15 N5 W2\$ E2 UEP= S5 E15												
N5 W15\$ E19 N28\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	58.00	AC		1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	58.00	AC		1.00