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

2027

34-1S-17-04645-000

BUILDING CHARACTERISTICS

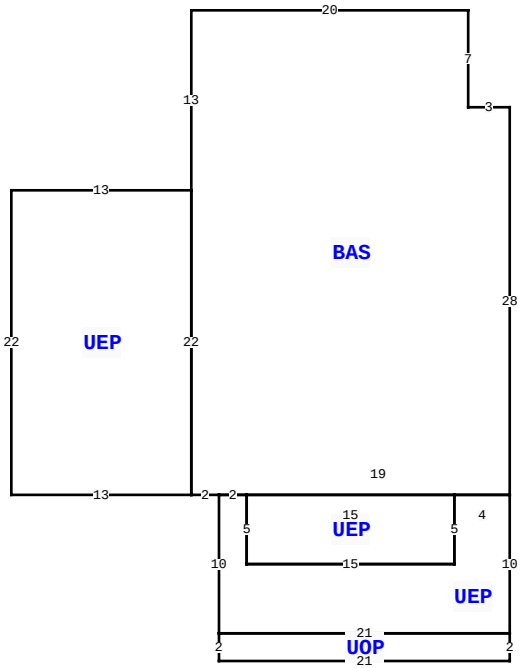
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	47,240
UEP	75	60		45	2,712
UEP	135	60		81	4,881
UEP	286	60		172	10,364
UOP	42	20		8	482
TOTALS	1,322			1,090	65,678

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	92.70	101,043	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 784 HX Base Yr



1317 NE DREW RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,678
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	161,600
TOTAL MARKET VALUE	98,288
SOH/AGL Deduction	0
ASSESSED VALUE	98,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,288
TOTAL JUST VALUE	229,078
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						

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

TOTAL OB/XF 1,800

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	58.00	AC		1.00	1.00	1.00	445.00	445.00	25,810							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	58.00	AC		1.00	1.00	1.00	2,700.00	2,700.00	156,600							

REVIEW DATE 07/23/2015 BY DF Total Acres: 60.00 Total Land Value: 30,810 Market: 156,600 Agricultural: 25,810 Common: 5,000 PRINTED 11/17/2026 BY SYS