

GRENDAHL JOANN
302 SE SABLE LN
LAKE CITY, FL 32025

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	31	0100	01	2,220	107.5140	120.42	267,332	2003	2003		0	0	0	25.73	74.27														
Roof Structure	03	1 SINGLE FAM 100% - 2004														Heated Area: 1565													
Roof Cover	03															HX Base Yr 2004													
Interior Wall	05																												
Interior Floor	14																												
Interior Floor	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.																												
Architectural	05																												
Units																													
Condition Adj	03																												
Kitchen Adj	01																												
Quality	05																												
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														06													
NEIGHBORHOOD/LOC		3417.0200 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,565	100		1,565	139,967																								
FGR	1,104	55		607	54,288																								
FOP	27	30		8	715																								
PTO	48	5		2	179																								
UOP	190	20		38	3,399																								
TOTALS	2,934			2,220	198,547																								
EXTRA FEATURES										302 SE SABLE LN, LAKE CITY																			
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	0166	CONC, PAVMT	0 100	0	0	1,750.00	UT	2.00	2.00	100	2003	2003	3	100	3,500														
LAND DESCRIPTION										TOTAL OB/XF										3,500									
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125												
REVIEW DATE 02/28/2017 BY DF Total Acres: 1.16 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 08/26/2025 BY SYS																													