LOTS 7 & 8 BLOCK 4 BARDIN TERRAC
412-458, 582-290, 871-883, WD 10

GRANADOS ANTONIO DIMAS/GARCIA GLENDA NOEMI
16932 S U.S. HWY 441
LAKE CITY, FL 32024

2026

05-4S-17-07642-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05

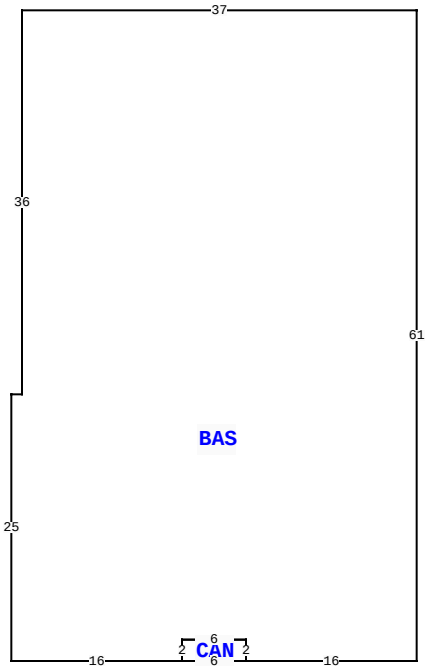
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100		2,270	66,216
CAN	12	30		4	117
TOTALS	2,282			2,274	66,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,274	78.8424	58.34	132,665	1940	1940	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 2270 HX Base Yr



1089 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	66,332
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	85,388
TOTAL MARKET VALUE	155,720
SOH/AGL Deduction	0
ASSESSED VALUE	155,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,720
TOTAL JUST VALUE	155,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,720

LAND:1:1: FRONTAGE ON 2 SIDES TRIANGLE SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/11	1/11/2022	WD	U	I	38	120,000
GRANTOR: GRAPER BEVERLY LEE						
GRANTEE: GRANADOS ANTONIO DI						
1076/0734	3/01/2006	WD	Q	I		300,000
GRANTOR: BONITA HADWIN & MARTH						
GRANTEE: CHARLES & BEVERLY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S36 W1 S25 E16 CAN= E6 N2 W6 S2$ N2 E6 S2 E16 N61$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	1700	C	1STORY OFF	0		CG	253.00	60.00	15,180.00	SF		1.00	1.00	1.25	4.50	5.63	85,388							

REVIEW DATE 12/03/2021 BY ME Total Acres: 0.35 Total Land Value: 85,388 Market: 0 Agricultural: 0 Common: 85,388 PRINTED 11/17/2025 BY SYS