LOT 8 BLOCK 7 LAKE FOREST S/D
UNIT 3.

GARRETT ROGER M/GARRETT TERESA W
587 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-07914-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

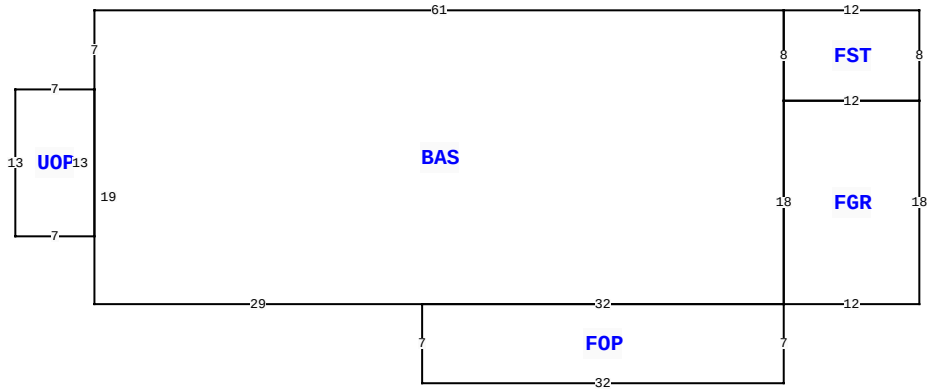
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100		1,586	128,883
FGR	216	55		119	9,670
FOP	224	30		67	5,444
FST	96	55		53	4,307
UOP	91	20		18	1,463
TOTALS	2,213			1,843	149,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	111.6220	125.02	230,412	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1586 HX Base Yr



587 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,768
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,618
SOH/AGL Deduction		74,296
ASSESSED VALUE		94,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,600
TOTAL JUST VALUE		168,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047774	Roof Replacement	12,637	07/27/2023
000047267	Remodel	2,866	05/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0763/0760	7/23/1992	WD	U	I	11	45,000
GRANTOR: BARNETT BANK						
GRANTEE: TERESA PITMAN						
0749/0463	8/09/1991	WD	U	I	11	46,100
GRANTOR: BARBARA WILLIAMS						
GRANTEE: BARNETT BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S7 UOP= W7 S13 E7 N13$ S19 E29 FOP= S7 E32 N7 W32$
E32 FGR= E12 N18 W12 S18$ N18 FST= E12 N8 W12 S8$ N8$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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	100		*RSF-2	110.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS