

LOT 9 BLOCK 7 LAKE FOREST S/D UN
896-2436, WD 1009-866, WD 1390-1

CLYDE KENNETH/CLYDE BEVERLY
569 SW GRANDVIEW ST
LAKE CITY, FL 32025

2025

06-4S-17-07915-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	1,566	100		1,566	152,547
FCP	360	25		90	8,767
FOP	156	30		47	4,578
FST	180	55		99	9,644
PTO	660	5		33	3,215
TOTALS	2,922			1,835	178,751

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0258	PATIO	0	100	0	0		1.00 UT 0.00	0.00
3	0296	SHED METAL	0	100	10	10		1.00 UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	210.00	125.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,835	122.5000	137.20	251,762	1964	1995	0	0	29.00	71.00
1 SINGLE FAM 100% - 2020 Heated Area: 1566 HX Base Yr 2020											
569 SW GRANDVIEW ST, LAKE CITY											

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

TOTAL OB/XF									
700									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		178,751	
TOTAL MARKET OB/XF VALUE		700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		197,951	
SOH/AGL Deduction		57,984	
ASSESSED VALUE		139,967	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		84,245	
TOTAL JUST VALUE		197,951	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
698	ADDN SFR	155	05/28/2009
698	ADDN SFR	150	04/16/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1490/1897	5/17/2023	LE	U	I	14	100	
GRANTOR: CLYDE KENNETH							
GRANTEE: CLYDE KENNETH (ENH							
1390/1565	8/02/2019	WD	Q	I	01	140,000	
GRANTOR: BRIAN & RENAY TAYLOR							
GRANTEE: KENNETH & BEVERLY C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W30 PTO= N20 W33 S20 E33\$ W28 FST= W20 S9 E20N9\$S9 FCP= W20 S18 E20 N18\$S18 E4 FOP= S6 E26 N6 W26\$ E54 N27\$.									