LOT 11 BLOCK 7 LAKE FOREST S/D U
443-187, 787-670, WD 1358-349, W

TATE TARA C/NICHOLSON BRIAN STEVEN
529 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-07917-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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

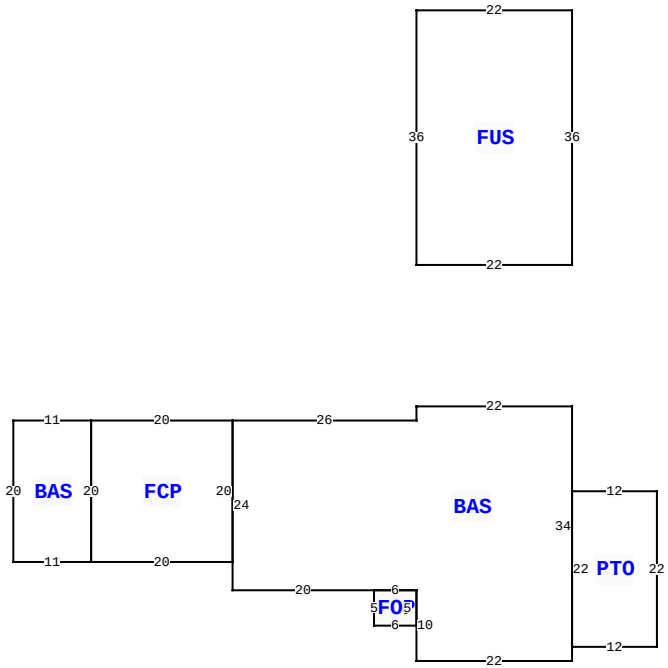
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	19,596
BAS	1,416	100		1,416	126,122
FCP	400	25		100	8,907
FOP	30	30		9	801
FUS	792	100		792	70,543
PTO	264	5		13	1,158
TOTALS	3,122			2,550	227,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,550	122.3481	137.03	349,426	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2428 HX Base Yr 2019



529 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		227,127
TOTAL MARKET OB/XF VALUE		2,022
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		247,649
SOH/AGL Deduction		85,143
ASSESSED VALUE		162,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,784
TOTAL JUST VALUE		247,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1957	1/12/2021	QC	U	I	11	68,800
GRANTOR: TATE TARA DEES						
GRANTEE: NICHOLSON BRIAN STE						
1358/1945	4/20/2018	WD	U	I	11	0
GRANTOR: JUDY U HUCHINGSON						
GRANTEE: TARA C TATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S2 W26 FCP= W20 BAS= W11S20 E11 N20$ S20 E20 N20$ S24 E20 FOP= S5 E6 N5 W6$ E6 S10 E22 N2 PTO= E12 N22W12 S22$ N34$ PTR=N20 FUS= N36 W22 S36 E22$ S20$.

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	9	20	180.00	UT	1.50	1.50	100	0	0	3	100	270	
2	0166	CONC,PAVMT	0	100	16	64	1,024.00	UT	1.50	1.50	100	0	0	3	100	1,536	
3	0166	CONC,PAVMT	0	100	4	36	144.00	UT	1.50	1.50	100	0	0	3	100	216	

LAND DESCRIPTION

TOTAL OB/XF 2,022

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 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS