



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,650	100		1,650	150,300
FGR	483	55		266	24,230
FOP	75	30		22	2,004
FSP	250	40		100	9,109
FUS	750	100		750	68,318

TOTALS 3,208 2,788 253,962

EXTRA FEATURES

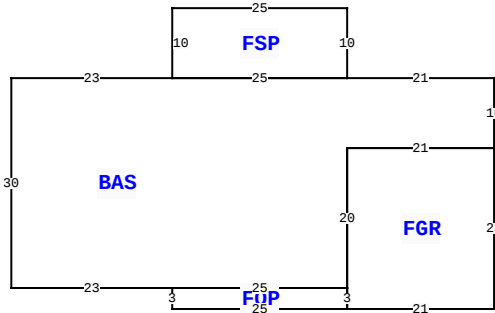
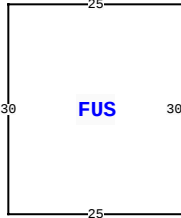
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

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	223.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 09/15/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,788	125.1264	140.14	390,710	1969	1980	0	0	0	35.00	65.00	
1 SINGLE FAM				100% - 2021	Heated Area: 2400				HX Base Yr 2021				



503 SW GRANDVIEW ST, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		253,962
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		274,912
SOH/AGL Deduction		73,057
ASSESSED VALUE		201,855
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		151,133
TOTAL JUST VALUE		274,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
411	MAINT/ALTR	50	08/02/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1730	1/04/2021	QC	U	I	11	100

GRANTOR: CITY OF LAKE CITY, FL
GRANTEE: DUMAS JOHN EVERDEN
1411/0819 5/07/2020 WD Q I 01 205,000
GRANTOR: BENJAMIN JAY SMITH &
GRANTEE: JOHN EVERDEN & SARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S30 E23 FOP= S3 E25N3 W25\$ E25 FGR= S3 E21 N23 W21 S20\$ N20 E21 N10 W21 FSP= N10 W25 S10 E25\$ W25\$ PTR=N60 FUS= W25 S30 E25 N30\$S60\$.