LOT 3 RICHMOND ESTATES ADD.
833-2009, 857-1041, WD 1064-1732

MARTINEAR ROBERT W/BUIEY-MARTINEAR JACQUELYN F
920 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-07979-153

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

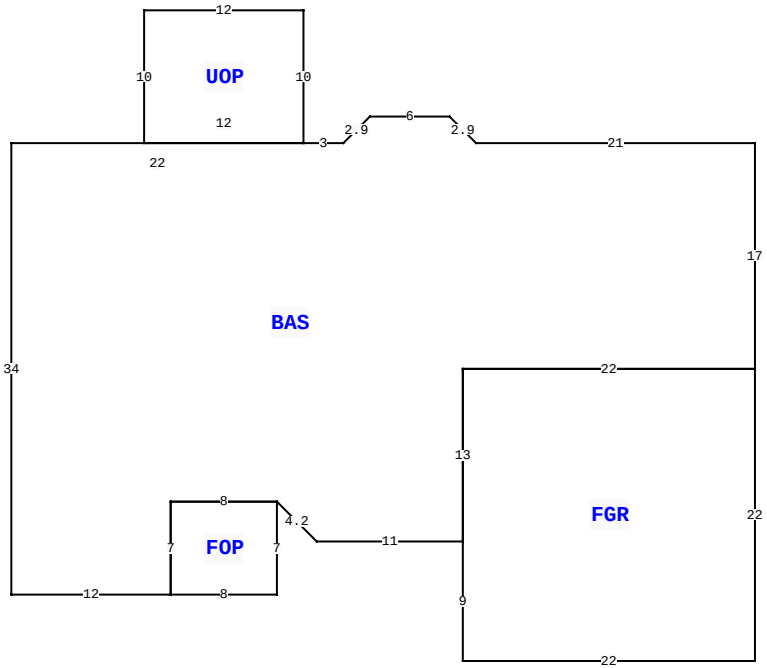
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	160,781
FGR	484	55		266	29,908
FOP	56	30		17	1,911
UOP	120	20		24	2,698
TOTALS	2,090			1,737	195,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	114.4000	128.13	222,562	1997	2015	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2024 Heated Area: 1430 HX Base Yr 2024



920 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		195,298
TOTAL MARKET OB/XF VALUE		4,935
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,733
SOH/AGL Deduction		0
ASSESSED VALUE		218,733
TOTAL EXEMPTION VALUE	HX HB 13	218,733
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		218,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,448

SALE:2:1: SALE INC 3 LOTS

LAND:1:1: .26 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
877	SFR	16	02/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/1115	2/08/2023	WD	Q	I	01	249,900
GRANTOR: SULLIVAN DALE H						
GRANTEE: MARTINEAR ROBERT W						
1457/1262	1/21/2022	WD	Q	I	01	224,000
GRANTOR: CREEL GREGORY DARREN						
GRANTEE: SULLIVAN DALE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 U2 L2 W6 L2 D2 W3 UOP= N10 W12 S10 E12$ W22 S34 E12 FOP= E8 N7 W8 S7$ N7 E8 D3 R3 E11 FGR= S9 E22 N22 W22 S13$ N13 E22 N17$.

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	734.00	UT	2.50	2.50	100	1997	1997	3	100	1,835	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,935

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/15/2023 BY ME Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/13/2025 BY SYS