LOT 4 RICHMOND ESTATES ADD.
ORB 816-2300, 830-1986,
WD 1296-2501,

PHILLIPS CLINTON W
896 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-07979-154

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

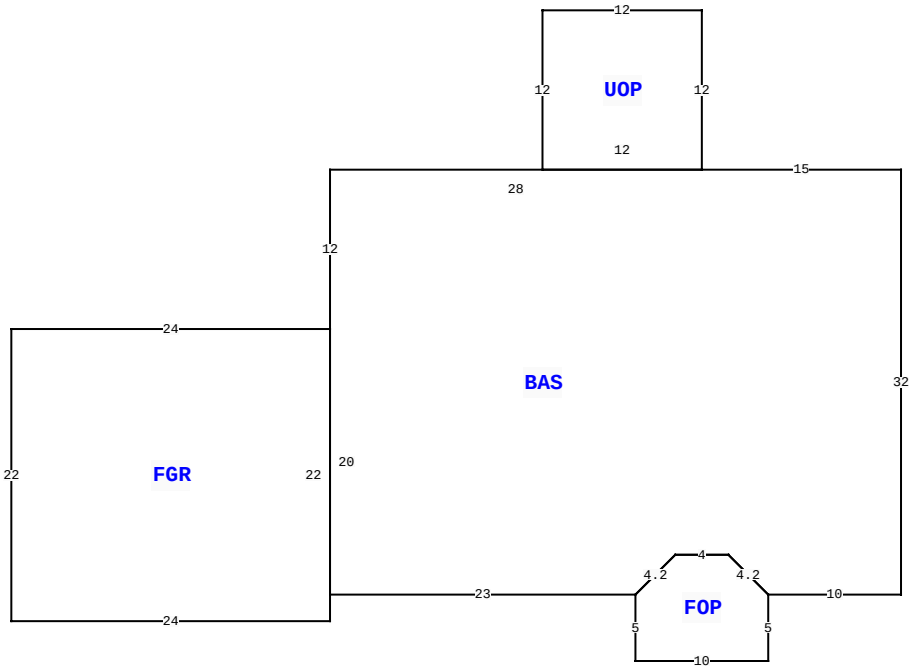
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	6417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,355	100		1,355	119,240
FGR	528	55		290	25,520
FOP	71	30		21	1,848
UOP	144	20		29	2,552
TOTALS	2,098			1,695	149,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	114.1700	127.87	216,740	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2016 Heated Area: 1355 HX Base Yr 2016



896 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		149,160
TOTAL MARKET OB/XF VALUE		978
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,638
SOH/AGL Deduction		53,547
ASSESSED VALUE		115,091
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,369
TOTAL JUST VALUE		168,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,979

LAND:1:1: .27 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
666	SFR	20	03/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/2501	6/19/2015	WD	Q	I	01	98,900
GRANTOR: LEENA L PATIL						
GRANTEE: CLINTON W PHILLIPS						
0830/1986	11/12/1996	WD	Q	I		77,000
GRANTOR: NORTH CENTRAL FLORIDA						
GRANTEE: LEENA PATIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N12 W12 S12 E12$ W28 S12 FGR= W24 S22 E24N22$ S20 E23 FOP= S5 E10 N5 L3 U3 W4 D3 L3 $ R3 U3 E4 D3 R3 E10 N32$.

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	652.00	UT	1.50	1.50	100	1996	1996	3	100	978	

LAND DESCRIPTION

TOTAL OB/XF 978

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 09/16/2016 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/13/2025 BY SYS