BEG 25 FT E OF NW COR OF SE1/4
OF NW1/4, RUN E 135 FT, S
139.72 FT, W 136.5 FT, N 139.7

CATHERINE BROWN TRUST
410 G ST NE
WASHINGTON, DC 20002

2026

06-4S-17-07981-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

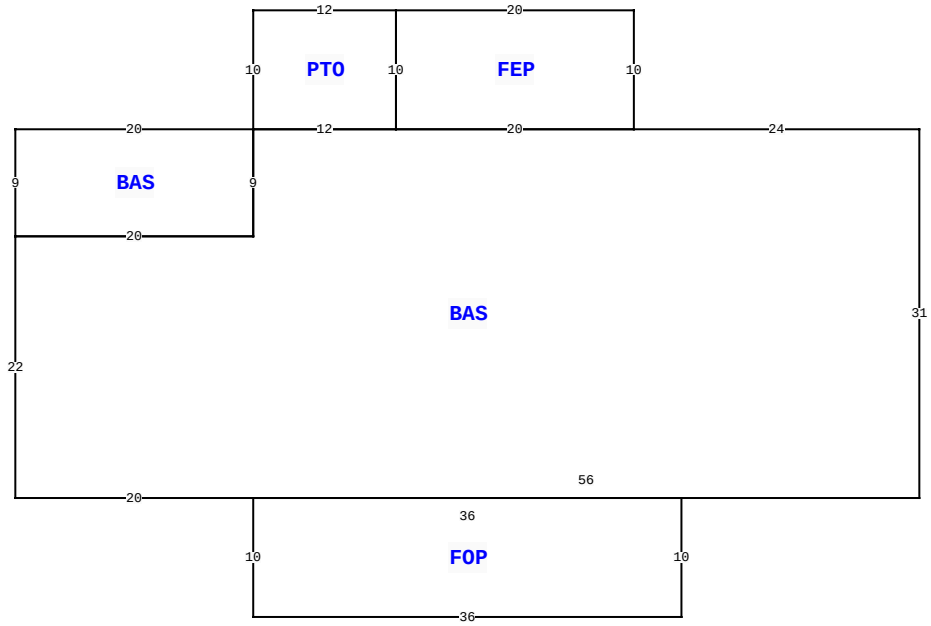
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0107	SFRES/ACLF HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	11,118
BAS	2,176	100		2,176	134,410
FEP	200	80		160	9,883
FOP	360	30		108	6,671
PTO	120	5		6	371
TOTALS	3,036			2,630	162,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	84.8525	95.03	249,929	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2356 HX Base Yr



1225 SW GRANDVIEW ST, LAKE CITY

BLD DATE	11/20/1998 ME	LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,454
TOTAL MARKET OB/XF VALUE	2,062
TOTAL LAND VALUE - MARKET	23,625
TOTAL MARKET VALUE	188,141
SOH/AGL Deduction	0
ASSESSED VALUE	188,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,141
TOTAL JUST VALUE	188,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41219	RECONNECT		01/29/2021
19851	PUMP/UTPOL	30	08/14/2002
14105	REMODEL	50	06/08/1998
6668	REMODEL	0	12/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1715	6/26/2019	QC	U	I	11	59,000
GRANTOR: SPENCER STANDFORD						
GRANTEE: CATHERINE BRWON TRU						
1303/0009	10/22/2015	WD	Q	I	01	70,000
GRANTOR: LINDA E TOMLINSON						
GRANTEE: SPENCER STANDFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N10 W20 S10 E20$ W20 PTO= N10 W12 S10 E12$ W12 BAS= W20 S9 E20 N9$ S9 W20 S22 E20 FOP= S10 E36 N10 W36$ E56 N31$.

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	0120	CLFENCE 4	0	0	0	0	530.00	UT	1.50	1.50	100	1998	1998	3	100	795	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,267	

LAND DESCRIPTION

TOTAL OB/XF 2,062

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	0		RSF/MH	135.00	140.00	18,900.00	SF		1.00	1.00	1.00	1.25	1.25	23,625							

REVIEW DATE 03/09/2021 BY BC Total Acres: 0.43 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 11/12/2025 BY SYS