

COMM NW COR OF SE1/4 OF NW1/4,
RUN E 25 FT, S 189.70 FT, E
145.54 FT FOR POB, RUN E 150

CHUNG WAIMING/CHUNG WAI QUAN
1196 SW GRANDVIEW ST
LAKE CITY, FL 32055

2026

06-4S-17-08000-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	131,887
FCP	440	25		110	8,933
FOP	182	30		55	4,467
FSP	240	40		96	7,796
FST	120	55		66	5,360

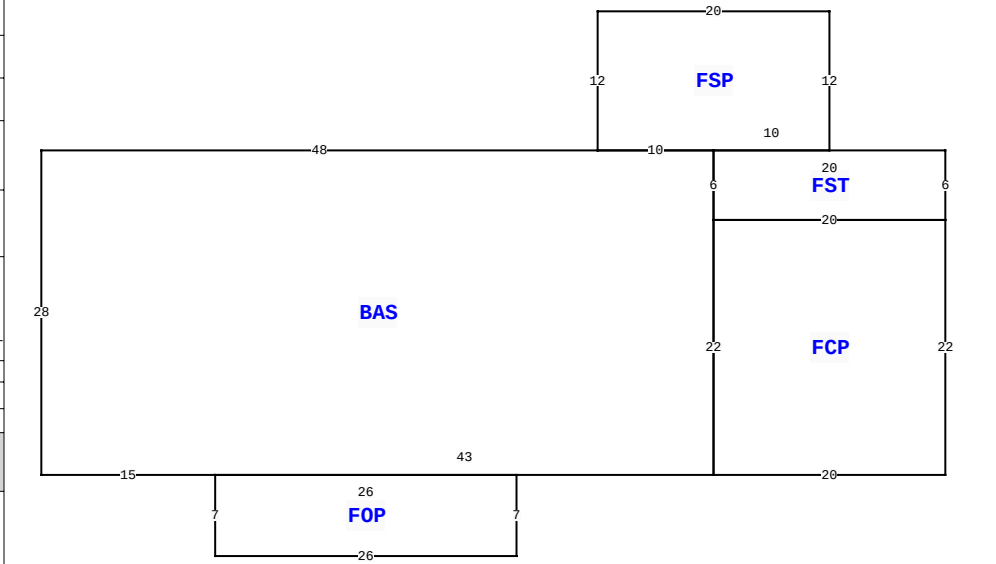
TOTALS	2,606			1,951	158,443
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF/MH	0.00	0.00	20,100.00

REVIEW DATE	09/22/2016	BY	DF
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	111.5500	124.94	243,758	1972	1990	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 2018	Heated Area: 1624			HX Base Yr 2018					



1196 SW GRANDVIEW ST, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	350	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	0100	C	SFR	100		RSF/MH	0.00	0.00	20,100.00	SF		1.00	1.00	1.00	0.95	0.95	19,095		

Total Acres: 0.46	Total Land Value: 19,095	Market: 0	Agricultural: 0	Common: 19,095
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									

VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										158,443									
TOTAL MARKET OB/XF VALUE										1,350									
TOTAL LAND VALUE - MARKET										19,095									
TOTAL MARKET VALUE										178,888									
SOH/AGL Deduction										53,754									
ASSESSED VALUE										125,134									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										74,412									
TOTAL JUST VALUE										178,888									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										181,325									

SALE:4:1: CERTIFCATE OF TITLE																			
SALE:1:1: 150 FF GRANDVIEW AVENUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1351/2600	1/16/2018	WD	U	I	11	100	
GRANTOR: WAI QUAN CHUNG							
GRANTEE: WAI QUAN CHUNG & WA							
1348/2361	11/22/2017	WD	U	I	11	100	
GRANTOR: WAI QUAN CHUNG							
GRANTEE: WAI QUAN CHUNG (FS							

BUILDING NOTES																			
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BUILDING DIMENSIONS																			
BAS= W48 S28 E15 FOP= S7 E26N7 W26\$ E43 FCP= E20 N22 W20 S22\$ N22 FST= E20 N6 W20 S6\$ N6 FSP= E10 N12 W20 S12 E10\$ W10\$.																			