COMM NW COR OF SW1/4 OF NW1/4,
RUN E ALONG C/L GRANDVIEW AVE
107.29 FT, RUN SW 66.46 FT TO

FONT SHERRY
182 SW GROUSE PL
LAKE CITY, FL 32025

2026

06-4S-17-08008-900

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,944
TOTAL MARKET VALUE	51,944
SOH/AGL Deduction	0
ASSESSED VALUE	51,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,944
TOTAL JUST VALUE	51,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,944

LAND:1:1: 130 X 100 + 4,475 SF.

SALE:2:1: .53 ACRES

SALE:1:1: 23086 SF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1042/1967	4/01/2005	WD	U	V	08	35,714
GRANTOR: HORNE						
GRANTEE: SHERRY FONT						
0998/2389	10/15/2003	WD	Q	V		20,000
GRANTOR: SCAFF						
GRANTEE: HORNE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		CN	130.00	100.00	23,086.00	SF		1.00	1.00	1.00	2.25	2.25	51,944							

REVIEW DATE 04/06/2016 BY CP Total Acres: 0.53 Total Land Value: 51,944 Market: 0 Agricultural: 0 Common: 51,944 PRINTED 11/10/2025 BY SYS