LOT 2 BLOCK A GRANDVIEW
VILLAGE UNIT 2.

LANGEVIN ROBERT R
P O BOX 3398
LAKE CITY, FL 32056-3398

2026

06-4S-17-08018-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

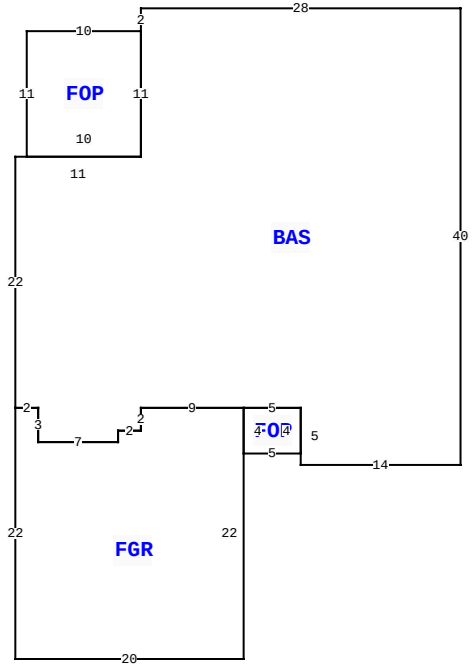
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100		1,317	125,867
FGR	415	55		228	21,791
FOP	20	30		6	574
FOP	110	30		33	3,154
TOTALS	1,862			1,584	151,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	123.0120	137.77	218,228	2000	2000	0	0	0	30.63	69.37

1 SINGLE FAM 100% - 2007 Heated Area: 1317 HX Base Yr 2007



1145 SW JAMESTOWN GLN, 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		151,385
TOTAL MARKET OB/XF VALUE		1,124
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		175,009
SOH/AGL Deduction		65,389
ASSESSED VALUE		109,620
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,898
TOTAL JUST VALUE		175,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1873	SFR	195	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1106/1287	12/29/2006	WD	Q	I		130,000
GRANTOR: MICHELLE & JOHN HOPKI						
GRANTEE: ROBERT R LANGEVIN						
1014/1461	5/03/2004	WD	Q	I		96,000
GRANTOR: JEREMY & CHARITY WILL						
GRANTEE: MICHELLE & JOHN HOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S2 FOP= W10 S11 E10 N11$ S11 W11 S22 FGR= S22 E20 N22 W9 S2 W2 S1 W7 N3 W2$ E2 S3 E7 N1 E2 N2 E9 FOP= S4 E5 N4 W5$ E5 S5 E14 N40$.

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	616.00	UT	1.50	1.50	100	2000	2000	3	100	924	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,124

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	22,500.00	22,500.00	22,500							

REVIEW DATE 06/01/2017 BY DF Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS