LOT 7 BLOCK A GRANDVIEW
VILLAGE UNIT 2.

LANDON EDDIE Q/LANDON WILLIE FLORENCE
1203 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

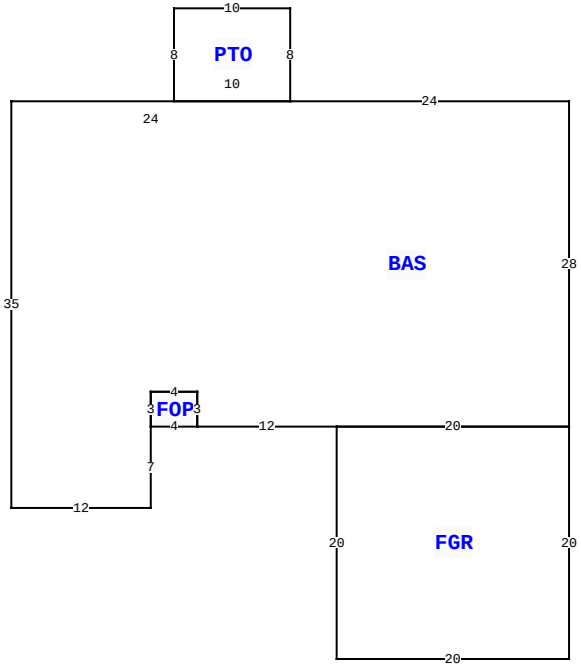
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,416	100		1,416	147,584
FGR	400	55		220	22,930
FOP	12	30		4	417
PTO	80	5		4	417
TOTALS	1,908			1,644	171,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,644	128.3568	143.76	236,341	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2020 Heated Area: 1416 HX Base Yr 2020



1203 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		171,347
TOTAL MARKET OB/XF VALUE		1,240
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,087
SOH/AGL Deduction		65,069
ASSESSED VALUE		130,018
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		29,296
TOTAL JUST VALUE		195,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047776	Roof Replacement	20,000	07/27/2023
2724	SFR	273	07/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0844	2/22/2019	WD	Q	I	01	144,000
GRANTOR: FRANK S HURST						
GRANTEE: EDDIE Q & WILLIE FL						
1379/0841	2/22/2019	WD	U	I	11	100
GRANTOR: BARBARA J HARRINGTON						
GRANTEE: FRANK S & SANDRA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N8 W10 S8 E10$ W24 S35 E12 N7 FOP= E4 N3 W4 S3$ N3 E4 S3 E12 FGR= S20 E20 N20 W20$ E20 N28$.

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	520.00	UT	2.00	2.00	100	2003	2003	3	100	1,040	
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 1,240

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 09/22/2023 BY jerry Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS