LOT 13 BLOCK A GRANDVIEW VILLAGE
584-80, WD 909-2298, QC 1157-181

HIGHTOWER TIMOTHY HURBERT JR/HIGHTOWER HAILE FLORE
1172 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-213

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

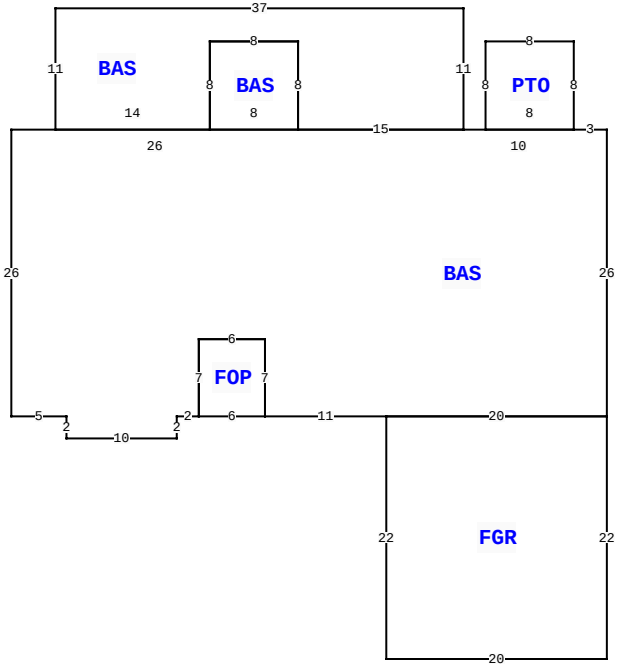
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	64	100		64	5,987
BAS	343	100		343	32,084
BAS	1,382	100		1,382	129,272
FGR	440	55		242	22,637
FOP	42	30		13	1,216
PTO	64	5		3	281
TOTALS	2,335			2,047	191,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	111.3560	124.72	255,302	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 1789 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

1172 SW JAMESTOWN GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	191,476
TOTAL MARKET OB/XF VALUE	1,247
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	215,223
SOH/AGL Deduction	0
ASSESSED VALUE	215,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,223
TOTAL JUST VALUE	215,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2869	ADDN SFR	53	01/27/2004
1831	SFR	250	06/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1462	11/05/2025	WD	Q	I	01	220,000
GRANTOR: RUSSELL DANIEL E						
GRANTEE: HIGHTOWER TIMOTHY H						
1306/1935	12/23/2015	WD	U	I	38	110,000
GRANTOR: FREDY M & KENIA ROSAR						
GRANTEE: DANIEL E & ASHLEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 PTO= N8 W8 S8 E8 $ W10 BAS= N11 W37 S11 E14 N8 E8 S8 E15$ W15 BAS= N8 W8 S8 E8$ W26S26 E5 S2 E10 N2 E2 FOP= E6N7 W6 S7$ N7 E6 S7 E11 FGR= S22 E20 N22 W20 $ E20 N26$.

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	0	0	0	698.00	UT	1.50	1.50	100	2000	2000	3	100	1,047	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,247

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/21/2016 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS