

LOT 2 BLOCK B GRANDVIEW VILLAGE
584-80, 876-1827, WD 1002-1393,

PLANTY DANIELLE MARIE
1095 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-252



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	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	1,413	100		1,413	154,585
FGR	420	55		231	25,272
FOP	25	30		8	875
UOP	252	20		50	5,470
TOTALS	2,110			1,702	186,202

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		1.50	1.50
2	0294	SHED WOOD/	0	100	0	0		0.00	0.00
3	0169	FENCE/WOOD	0	100	0	0		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-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,702	132.0000	147.84	251,624	1999	1999	0	0	0	26.00	74.00
1 SINGLE FAM 100% - 2022 Heated Area: 1413 HX Base Yr 2022												
1095 SW JAMESTOWN GLN, LAKE CITY												

BLD DATE	11/04/1998	CM	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
04/21/2023				MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		186,202	
TOTAL MARKET OB/XF VALUE		5,379	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		214,081	
SOH/AGL Deduction		24,250	
ASSESSED VALUE		189,831	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		139,109	
TOTAL JUST VALUE		214,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1183	SFR	188	03/05/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/2308	9/16/2021	WD	Q	I	01	196,500
GRANTOR: PITTS JUSTIN						
GRANTEE: PLANTY DANIELLE MAR						
1348/1822	11/21/2017	WD	Q	I	01	138,000
GRANTOR: GREGORY S & NANCY E R						
GRANTEE: JUSTIN PITTS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 UOP= N7 W36 S7 E36\$ W36 S26 FGR= S20 E21 N20 W21\$ E32 FOP= S2 E5 N5 W5 S3\$ N3 E5 S5 E12 N2 E5 N26\$.									