LOT 5 BLOCK B GRANDVIEW
VILLAGE UNIT 2.

PU HAIYAN/LI GUI
3985 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

2026

06-4S-17-08018-255

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

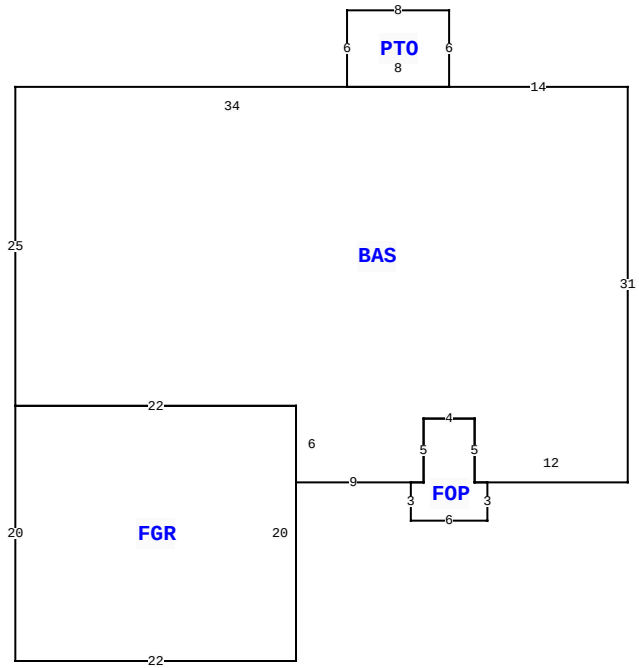
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,336	100		1,336	145,292
FGR	440	55		242	26,318
FOP	38	30		11	1,196
PTO	48	5		2	217
TOTALS	1,862			1,591	173,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,591	122.9100	137.66	219,017	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2024 Heated Area: 1336 HX Base Yr



1074 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	173,023
TOTAL MARKET OB/XF VALUE	884
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	196,407
SOH/AGL Deduction	0
ASSESSED VALUE	196,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,407
TOTAL JUST VALUE	196,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047637	Roof Replacement	12,000	07/11/2023
2988	SFR	268	07/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/2447	3/01/2019	WD	Q	I	01	135,000
GRANTOR: RANDI A & COREY WILLI						
GRANTEE: HAIYAN PU & GUI LI						
1258/1045	7/17/2013	WD	Q	I	01	93,900
GRANTOR: RUSSELL S DEPRATTER						
GRANTEE: RANDI WAINWRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N6 W8 S6 E8$ W34 S25 FGR= S20 E22 N20 W22$ E22 S6 E9 FOP= S3 E6 N3 W1 N5 W4 S5 W1$ E1 N5 E4 S5 E12 N31$.

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	442.00	UT	2.00	2.00	100	2004	2004	3	100	884	

LAND DESCRIPTION

TOTAL OB/XF 884

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 09/22/2023 BY jerry Total Acres: 0.33 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS