LOT 6 BLOCK B GRANDVIEW VILLAGE

584-80, WD 1019-791, WD 1029-847

NICHOLSON PATRICK W
1080 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-256

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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

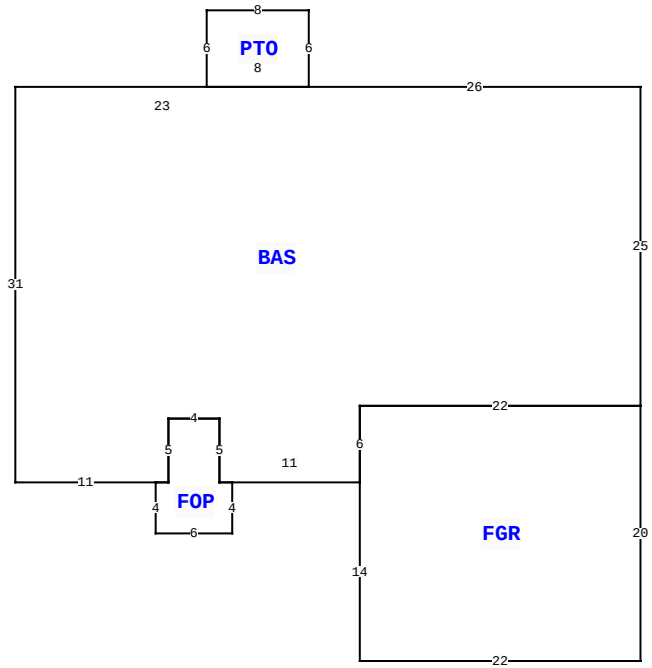
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0700	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100		1,367	140,812
FGR	440	55		242	24,928
FOP	44	30		13	1,339
PTO	48	5		2	206
TOTALS	1,899			1,624	167,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,624	116.4240	130.39	211,753	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2026 Heated Area: 1367 HX Base Yr 2025



1080 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		167,285
TOTAL MARKET OB/XF VALUE		1,044
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		190,829
SOH/AGL Deduction		0
ASSESSED VALUE		190,829
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		135,107
TOTAL JUST VALUE		190,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045307	Roof Replacement	11,832	08/29/2022
2987	SFR	268	07/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/527	10/09/2024	TR	U	I	11	100
GRANTOR: NICHOLSON BOB W LIVIN						
GRANTEE: NICHOLSON PATRICK W						
1492/462	5/31/2023	WD	Q	I	01	221,000
GRANTOR: ULMAN MARY ANN TRUST						
GRANTEE: NICHOLSON BOB W LIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N6 W8 S6 E8$ W23 S31 E11 FOP= S4 E6 N4 W1 N5 W4 S5 W1$ E1 N5 E4 S5 E11 FGR= S14 E22 N20 W22 S6 $ N6 E22 N25$.

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	522.00	UT	2.00	2.00	100	2004	2004	3	100	1,044	

LAND DESCRIPTION

TOTAL OB/XF 1,044

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 07/25/2023 BY ME Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS