LOT 10 GRANDVIEW VILLAGE
UNIT 3. WD 1075-1361, DC 1243-617, CT 1277-191, WD 1288-1805

BP PROPERTIES GROUP, LLC
485 SW WINTHROP PL
FT WHITE, FL 32038

2026

06-4S-17-08018-310

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

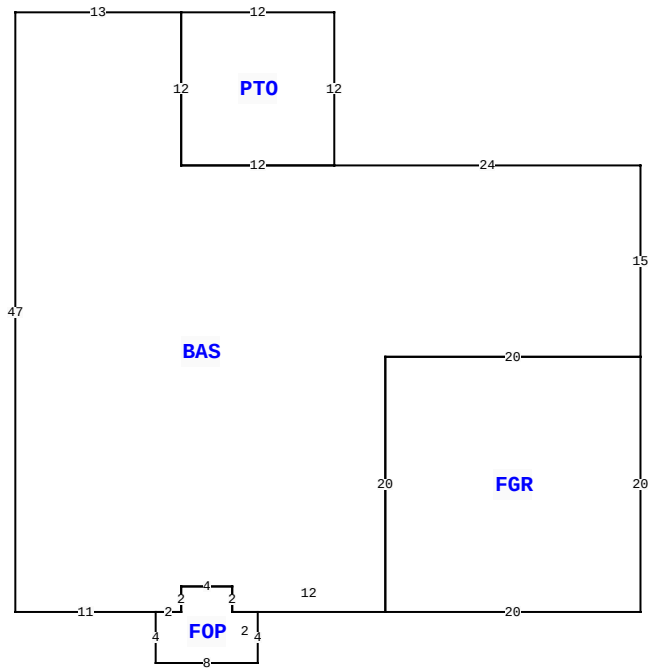
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,463	100		1,463	149,266
FGR	400	55		220	22,446
FOP	40	30		12	1,225
PTO	144	5		7	714
TOTALS	2,047			1,702	173,651

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	112.4640	125.96	214,384	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1463 HX Base Yr



1160 SW SHENANDOAH 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	173,651
TOTAL MARKET OB/XF VALUE	1,680
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	197,831
SOH/AGL Deduction	0
ASSESSED VALUE	197,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,831
TOTAL JUST VALUE	197,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3483	SFR	320	11/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/1805	1/30/2015	WD	U	I	18	92,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BP PROPERTIES GROUP						
1277/0191	7/02/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (THOM						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N12 W12 S12 E12$ W12 N12 W13 S47 E11 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E12 FGR= E20 N20 W20 S20$ N20 E20 N15$.

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	672.00	UT	2.50	2.50	100	2006	2006	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS