

LOT 20 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455.
WD 1105-186, WD 1117-1488

ANDERSON MARINA L
1159 SW YORKTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-320



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 70
Interior Floo	15	HARDTILE 30
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

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	1,558	100		1,558	166,977
FGR	420	55		231	24,757
FOP	42	30		13	1,393
FOP	96	30		29	3,108
PTO	171	5		9	964
TOTALS	2,287			1,840	197,200

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	691.00	UT	3.00	3.00
2	0169	FENCE/WOOD	0	100	0	1.00	UT	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		RMF-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	1,840	116.7000	130.70	240,488	2007	2007	0	0	0	18.00	82.00
1 SINGLE FAM 100% - 2008 Heated Area: 1558 HX Base Yr 2008												
1159 SW YORKTOWN GLN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/21/2023 MLU												

TOTAL OB/XF												
2,273												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0100	C	SFR	100		RMF-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			197,200
TOTAL MARKET OB/XF VALUE			2,273
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			221,973
SOH/AGL Deduction			77,912
ASSESSED VALUE			144,061
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			93,339
TOTAL JUST VALUE			221,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
85	SFR	450	03/12/2007
11	SFR	539	01/24/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1117/1488	4/30/2007	WD	Q	I	
GRANTOR: BRYAN ZECHER CONSTR					
GRANTEE: MARINA L ANDERSON					
1105/0186	12/05/2006	WD	Q	V	03
GRANTOR: CORNERSTONE DEVELOPER					
GRANTEE: BRYAN ZECHER CONSTR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 PTO= N9 W19 S9 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S26 FGR= S21 E20 N21 W20\$ E20 S6 FOP= S7 E6 N7 W6\$ E6 S7 E10 S7 E12 N46 \$.									