LOT 24 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455, WD 1150-71, WD 1282-593,

JGMS LLC
3101 WEST US HWY 90, SUITE 201
LAKE CITY, FL 32055

2026

06-4S-17-08018-324

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 80
Interior Floo	08	SHT VINYL 20
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

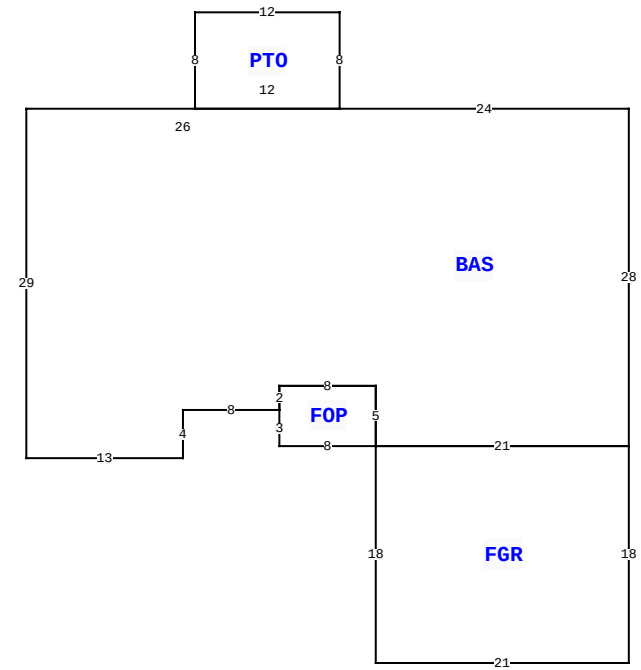
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100		1,349	127,498
FGR	378	55		208	19,659
FOP	40	30		12	1,134
PTO	96	5		5	472
TOTALS	1,863			1,574	148,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	115.6000	129.47	203,786	2008	2008	0	10	0	17.00	73.00

1 SINGLE FAM 0% - 0 Heated Area: 1349 HX Base Yr



1219 SW YORKTOWN 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	148,764
TOTAL MARKET OB/XF VALUE	2,163
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	173,427
SOH/AGL Deduction	0
ASSESSED VALUE	173,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,427
TOTAL JUST VALUE	173,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
443	SFR	417	12/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0593	9/30/2014	WD	U	I	38	97,500
GRANTOR: VENICE M ROOKS (SINGL						
GRANTEE: JGMS LLC						
1150/0071	5/07/2008	WD	Q	I		143,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: VENICE M ROOKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N8 W12 S8 E12$ W26 S29 E13 N4 E8 FOP= S3 E8 N5 W8 S2$ N2 E8 S5 FGR= S18 E21 N18 W21$ E21 N28$.

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	721.00	UT	3.00	3.00	100	2008	2008	3	100	2,163	

LAND DESCRIPTION

TOTAL OB/XF 2,163

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: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS