LOT 30 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455, WD 1107-
283 & CT 1198-1179 & SWD 1242-

ALDERMAN HARRY W II
1182 SW YORKTOWN GLN
LAKE CITY, FL 32025-0435

2026

06-4S-17-08018-330

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

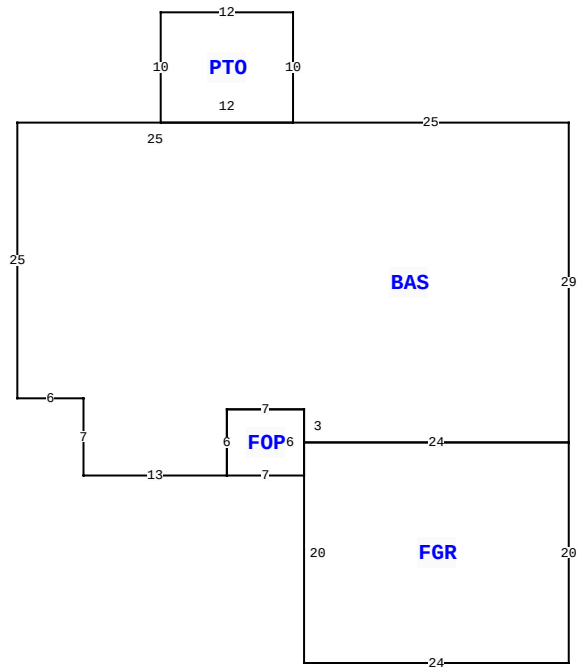
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,444	100		1,444	144,556
FGR	480	55		264	26,429
FOP	42	30		13	1,302
PTO	120	5		6	601
TOTALS	2,086			1,727	172,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	110.3480	123.59	213,440	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2013 Heated Area: 1444 HX Base Yr 2013



1182 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		172,886
TOTAL MARKET OB/XF VALUE		1,463
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		196,849
SOH/AGL Deduction		70,404
ASSESSED VALUE		126,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,723
TOTAL JUST VALUE		196,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3864	SFR	469	08/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1504	9/28/2012	WD	U	I	12	98,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HARRY W ALDERMAN 11						
1198/1179	7/14/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (NGUYE						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N10 W12 S10 E12$ W25 S25 E6 S7 E13 FOP= E7 N6 W7 S6$ N6 E7 S3 FGR= S20 E24 N20 W24$ E24 N29$.

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	650.00	UT	2.25	2.25	100	2006	2006	3	100	1,463	

LAND DESCRIPTION

TOTAL OB/XF 1,463

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		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