

LOT 32 GRANDVIEW VILLAGE UNIT
 4. EX W 2 FT OF SAID LOT 32.
 WD 1076-2455, WD 1124-2768,

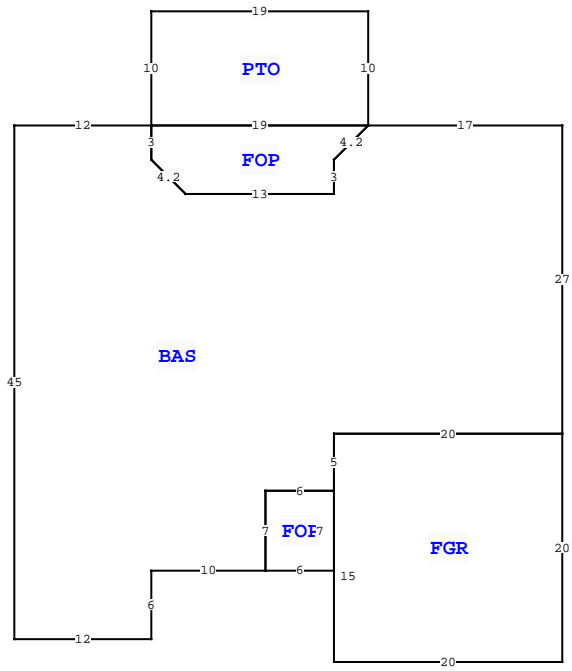
CHEN YONGZENG/LIN RONG
 1154 SW YORKTOWN GLN
 LAKE CITY, FL 32024

2025

06-4S-17-08018-332

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	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
BAS	1,566	100	
FGR	400	55	
FOP	42	30	
FOP	96	30	
PTO	190	5	
TOTALS	2,294		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2008	127.68	234,676	2006	2006	0	0	18.00	82.00	
			Heated Area: 1566			HX Base Yr 2008						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			192,434
TOTAL MARKET OB/XF VALUE			1,968
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			216,902
SOH/AGL Deduction			82,924
ASSESSED VALUE			133,978
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			83,256
TOTAL JUST VALUE			216,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3743	SFR	368	05/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/2349	8/08/2007	QC	Q	I	01	100
GRANTOR: YONGZENG CHEN						
GRANTEE: YONGZENG CHEN & RON						
1124/2768	7/09/2007	WD	Q	I		170,000
GRANTOR: GENESIS DEVELOPERS FK						
GRANTEE: YONGZENG CHEN						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND	
1	0166	CONC, PAVMT	0	100	0	0		3.00	100	2006	2006	3 100	
1154 SW YORKTOWN GLN, LAKE CITY													

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 PTO= N10 W19 S10 E19\$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S45 E12 N6 E10 FOP= E6 N7 W6 S7\$ N7 E6 FGR= S15 E20 N20 W20 S5\$ N5 E20 N27\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								