LOT 34 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1116-2407, WD 1

KUYKENDALL BENJAMIN N/KUYKENDALL KAYLI R
1124 SW YORKTOWN GLN
LAKE CITY, FL 32025

**2026**

**06-4S-17-08018-334**

## 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 | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| 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 | 06 | 06 |

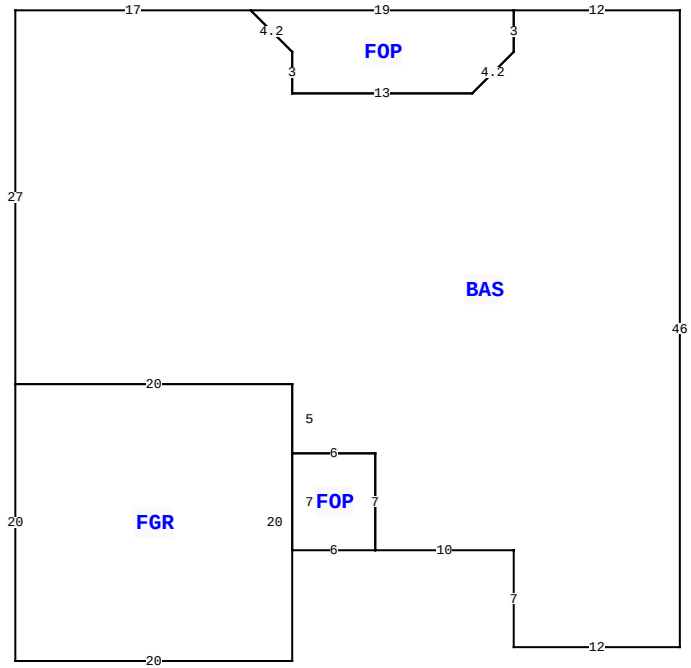
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.0700 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,578 | 100 | | 1,578 | 203,159 |
| FGR | 400 | 55 | | 220 | 28,324 |
| FOP | 42 | 30 | | 13 | 1,673 |
| FOP | 96 | 30 | | 29 | 3,733 |
| TOTALS | 2,116 | | | 1,840 | 236,891 |

### 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 | 124.9500 | 139.94 | 257,490 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1578 HX Base Yr 2023




1124 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 | | 236,891 |
| TOTAL MARKET OB/XF VALUE | | 1,178 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 256,069 |
| SOH/AGL Deduction | | 6,239 |
| ASSESSED VALUE | | 249,830 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 199,108 |
| TOTAL JUST VALUE | | 256,069 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 258,644 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 965 | SFR | 0 | 10/14/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1471/1109 | 7/15/2022 | QC | U | I | 11 | 100 |
| GRANTOR: KUYKENDALL BENJAMIN N | | | | | | |
| GRANTEE: KUYKENDALL BENJAMIN | | | | | | |
| 1457/2174 | 1/26/2022 | WD | Q | I | 01 | 225,000 |
| GRANTOR: HAGLER LAUREN | | | | | | |
| GRANTEE: KUYKENDALL BENJAMIN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W12 FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20$ E20 S5 FOP= S7 E6 N7 W6$ E6 S7 E10 S7 E12 N46$.

### 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 | 589.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 1,178 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,178

| 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 | 0.80 | 22,500.00 | 18,000.00 | 18,000 | | | | | | | |

REVIEW DATE 02/11/2022 BY CP Total Acres: 0.18 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS