LOT 40 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455, WD 1106-2102, WD 1347-2468, WD 1347-

HARTOPP SHANE H
1036 SW YORKTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-340

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

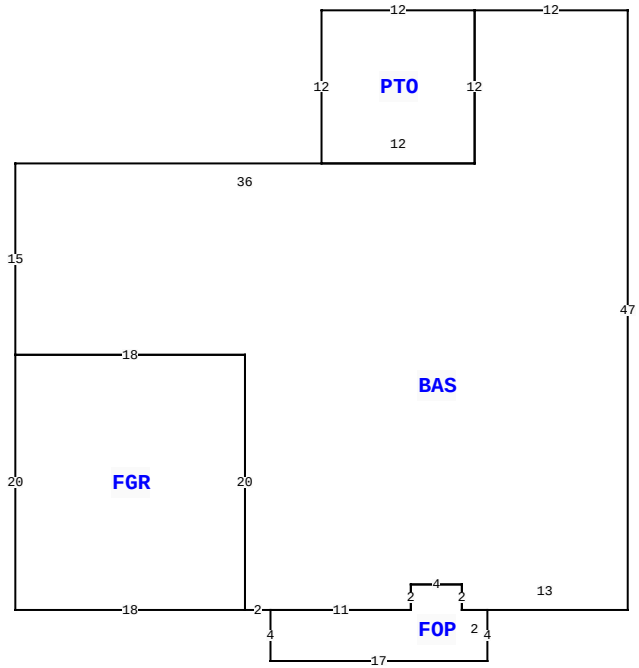
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,456	100		1,456	164,118
FGR	360	55		198	22,318
FOP	76	30		23	2,593
PTO	144	5		7	789
TOTALS	2,036			1,684	189,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	118.4000	132.61	223,315	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2018 Heated Area: 1456 HX Base Yr 2018



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/21/2023 MLU
AG DATE	

1036 SW YORKTOWN GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		189,818
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		213,938
SOH/AGL Deduction		74,228
ASSESSED VALUE		139,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,988
TOTAL JUST VALUE		213,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3817	SFR	468	07/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/2468	11/10/2017	WD	Q	I	01	139,000
GRANTOR: GREGORY & CANDYCE BLU						
GRANTEE: SHANE H HARTOPP						
1106/2102	12/27/2006	WD	Q	I		158,100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: GREGORY & CANDYCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= W12 S12 E12 N12$ S12 W36 S15 FGR= S20 E18 N20 W18$ E18 S20 E2 FOP= S4 E17 N4 W2 N2 W4 S2 W11$ E11 N2 E4 S2 E13 N47$.

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	540.00	UT	3.00	3.00	100	2006	2006	3	100	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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 09/21/2016 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/06/2025 BY SYS