LOT 41 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455, WD 1105-2639,WD 1245-1331

ROBINSON SHANELE N
1026 SW YORKTOWN GLN
LAKE CITY, FL 32025-7700

2026

06-4S-17-08018-341

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 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

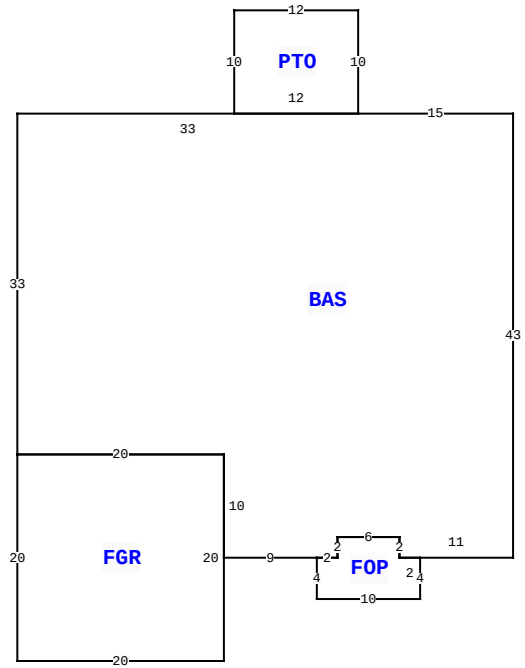
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0700	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	178,949
FGR	400	55		220	21,258
FOP	52	30		16	1,546
PTO	120	5		6	580
TOTALS	2,424			2,094	202,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	106.5060	119.29	249,793	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2013 Heated Area: 1852 HX Base Yr 2013



1026 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		202,332
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		226,872
SOH/AGL Deduction		80,903
ASSESSED VALUE		145,969
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,247
TOTAL JUST VALUE		226,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3786	SFR	50	07/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1245/1331	11/26/2012	WD	U	I	40	108,000
GRANTOR: CHRISTOPHER & TRACY J						
GRANTEE: SHANELE N ROBINSON						
1105/2639	12/21/2006	WD	Q	I		185,800
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: CHRISTOPHER & TRACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W12 S10 E12$ W33 S33 FGR= S20 E20 N20 W20$ E20 S10 E9 FOP= S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 N43$.

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	680.00	UT	3.00	3.00	100	2006	2006	3	100	2,040	

LAND DESCRIPTION

TOTAL OB/XF 2,040

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: 0.36 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/06/2025 BY SYS