LOT 43 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455, WD 1100-1749, WD 1180-1758, CT 1273-

COFFEE DAVID
1002 SW YORKTOWN GLEN
LAKE CITY, FL 32025

2025

06-4S-17-08018-343

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

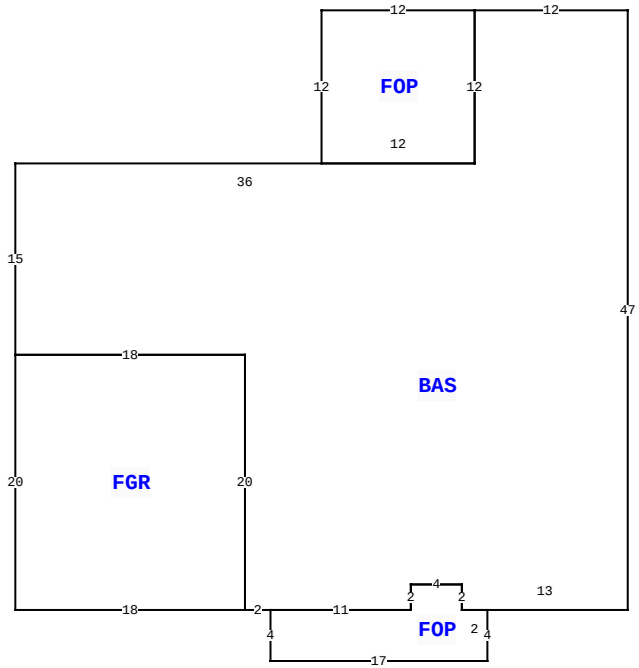
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,456	100		1,456	142,291
FGR	360	55		198	19,350
FOP	76	30		23	2,248
FOP	144	30		43	4,203
TOTALS	2,036			1,720	168,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	110.3480	119.18	204,990	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 1456 HX Base Yr



1002 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	168,092
TOTAL MARKET OB/XF VALUE	2,196
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	192,788
SOH/AGL Deduction	0
ASSESSED VALUE	192,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,788
TOTAL JUST VALUE	192,788
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046541	Roof Replacement	19,501	02/16/2023
3768	SFR	50	07/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/0974	8/27/2015	WD	U	I	18	110,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: DAVID COFFEE						
1273/2451	4/16/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ROLLI						
GRANTEE: WELLS FARGO BANK, N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= 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	0	0	0	732.00	UT	3.00	3.00	100	2006	2006	3	100	2,196	

LAND DESCRIPTION

TOTAL OB/XF 2,196

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	0		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 03/21/2023 BY JS Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 04/29/2025 BY SYS