LOT 51 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455, WD 1108-2528, WD 1180-1655, WD 1361-

ROSNER ALDEN J
1084 SW FAIRFAX GLEN
LAKE CITY, FL 32025

**2026**

**06-4S-17-08018-351**

## 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 |

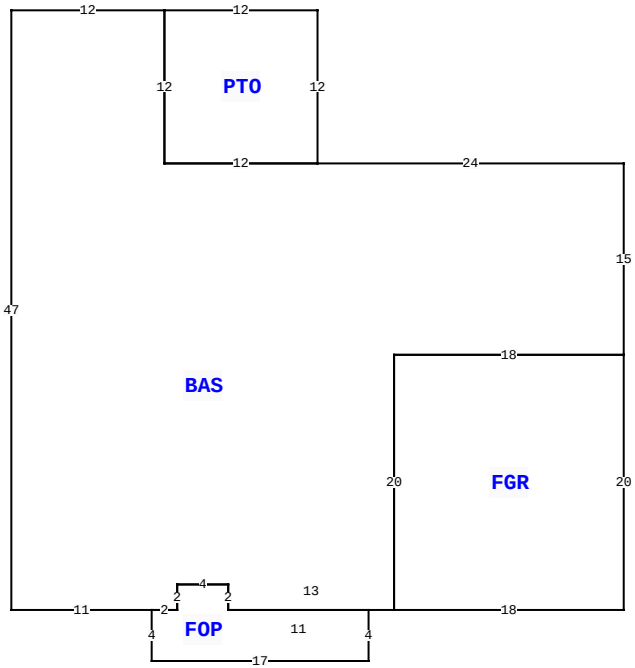
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.0700 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,456 | 100 | | 1,456 | 149,324 |
| FGR | 360 | 55 | | 198 | 20,306 |
| FOP | 76 | 30 | | 23 | 2,359 |
| PTO | 144 | 5 | | 7 | 718 |
| TOTALS | 2,036 | | | 1,684 | 172,707 |

## 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 | 111.6720 | 125.07 | 210,618 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

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




1111 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 | 172,707 |
| TOTAL MARKET OB/XF VALUE | 2,125 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 197,332 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 197,332 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 197,332 |
| TOTAL JUST VALUE | 197,332 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 199,438 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3951 | SFR | 468 | 10/10/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1361/0757 | 5/29/2018 | WD | Q | I | 01 | 141,000 |
| GRANTOR: ROSALIE MARKS | | | | | | |
| GRANTEE: ALDEN J ROSNER | | | | | | |
| 1180/1655 | 7/22/2009 | WD | Q | I | 01 | 104,600 |
| GRANTOR: NIKOLAY TKACHEV | | | | | | |
| GRANTEE: ROSALIE MARKS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 PTO= N12 W12 S12 E12$ W12 N12 W12 S47 E11 FOP= S4 E17 N4 W11 N2 W4 S2 W2$ E2 N2 E4 S2 E13 FGR= E18 N20 W18 S20$ N20 E18 N15$.

## 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 | 675.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 2,025 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,125

| 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 09/21/2016 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS