LOT 1 BLOCK 1 GRANDVIEW PARK.
ORB 703-554, 775-2054, WD 1181
-189, WD 1188-480, CT 1214-

WELLS PRUDENCE MICHELLE
1170 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-08019-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	01	NONE 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

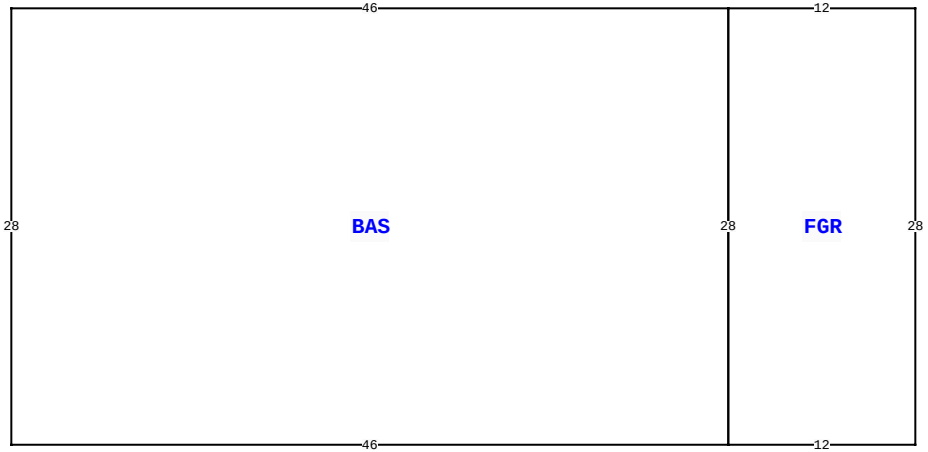
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	127,464
FGR	336	55		185	18,308
TOTALS	1,624			1,473	145,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,473	117.8100	131.95	194,362	1979	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2018 Heated Area: 1288 HX Base Yr 2018



1170 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		145,772
TOTAL MARKET OB/XF VALUE		250
TOTAL LAND VALUE - MARKET		16,672
TOTAL MARKET VALUE		162,694
SOH/AGL Deduction		51,860
ASSESSED VALUE		110,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,112
TOTAL JUST VALUE		162,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/1399	8/09/2017	WD	Q	I	01	100,000
GRANTOR: VINOD & NANCY MALHOTR						
GRANTEE: PRUDENCE MICHELLE W						
1214/2204	5/17/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURTS						
GRANTEE: VINOD & NANCY MALHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S28 E46 FGR= E12 N28 W12 S28$ N28$.

EXTRA FEATURES

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 250

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	-100.00	117.00	11,700.00	SF		1.00	1.00	1.50	0.95	1.43	16,672							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.27 Total Land Value: 16,672 Market: 0 Agricultural: 0 Common: 16,672 PRINTED 11/07/2025 BY SYS