LOT 2 BLOCK 1 GRANDVIEW PARK

ORB 783-329

AUGER LAURENT K/AUGER TERRY A
1152 SW GRANDVIEW ST
LAKE CITY, FL 32025

2026

06-4S-17-08019-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

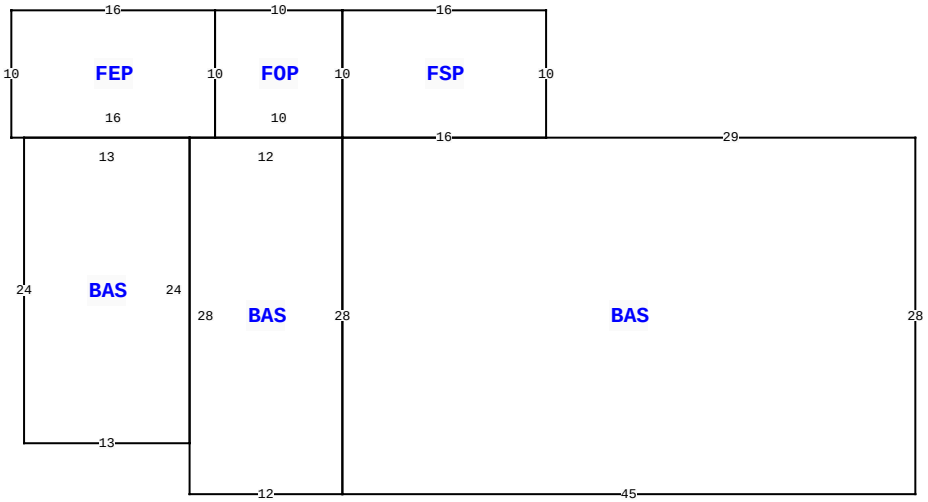
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	312	100		312	24,125
BAS	336	100		336	25,981
BAS	1,260	100		1,260	97,429
FEP	160	80		128	9,898
FOP	100	30		30	2,320
FSP	160	40		64	4,948
TOTALS	2,328			2,130	164,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	106.2150	118.96	253,385	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1908 HX Base Yr



1152 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		164,700
TOTAL MARKET OB/XF VALUE		14,757
TOTAL LAND VALUE - MARKET		13,894
TOTAL MARKET VALUE		193,351
SOH/AGL Deduction		74,787
ASSESSED VALUE		118,564
TOTAL EXEMPTION VALUE	HX HB VX 13	118,564
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		193,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
180	ADDN SFR	150	05/12/2014
2927	REMODEL	55	05/13/2004
1914	POOL	95	10/02/2000
00028			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0783/0329	11/30/1993	WD	Q	I		48,000
GRANTOR: WILLIAM SHARP						
GRANTEE: LAURENT K AUGER						
0558/0768	3/01/1985	CT	Q	I	01	40,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N10 W16 FOP= W10 FEP= W16 S10 E16 N10$ S10 E10 N10$ S10 E16$ W16 BAS= W12 BAS= W13 S24 E13 N24$ S28 E12 N28$ S28 E45 N28$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0280	POOL R/CON	0	100	12	24	288.00	UT	70.00	70.00	100	2000	2000	3	40	8,064	
3	0166	CONC,PAVMT	0	100	30	35	762.00	UT	1.50	1.50	100	2000	2000	3	100	1,143	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
5	0169	FENCE/WOOD	0	100	34	6	204.00	UT	6.00	6.00	100	2000	2000	3	100	1,224	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	
7	0296	SHED METAL	0	100	12	24	264.00	UT	9.00	9.00	100	2014	2014	3	100	2,376	

LAND DESCRIPTION

TOTAL OB/XF 14,757

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	-110.00	117.00	11,700.00	SF		1.00	1.00	1.25	0.95	1.19	13,894							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.27 Total Land Value: 13,894 Market: 0 Agricultural: 0 Common: 13,894 PRINTED 11/07/2025 BY SYS