

LOT 1 BLOCK 1 GRANDVIEW VILLAGE
668-465, PB 925-1754, 930-1051 T

BLS INVEST, LLC
194 SW TREE CT
FORT WHITE, FL 32038

2026

06-4S-17-08019-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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

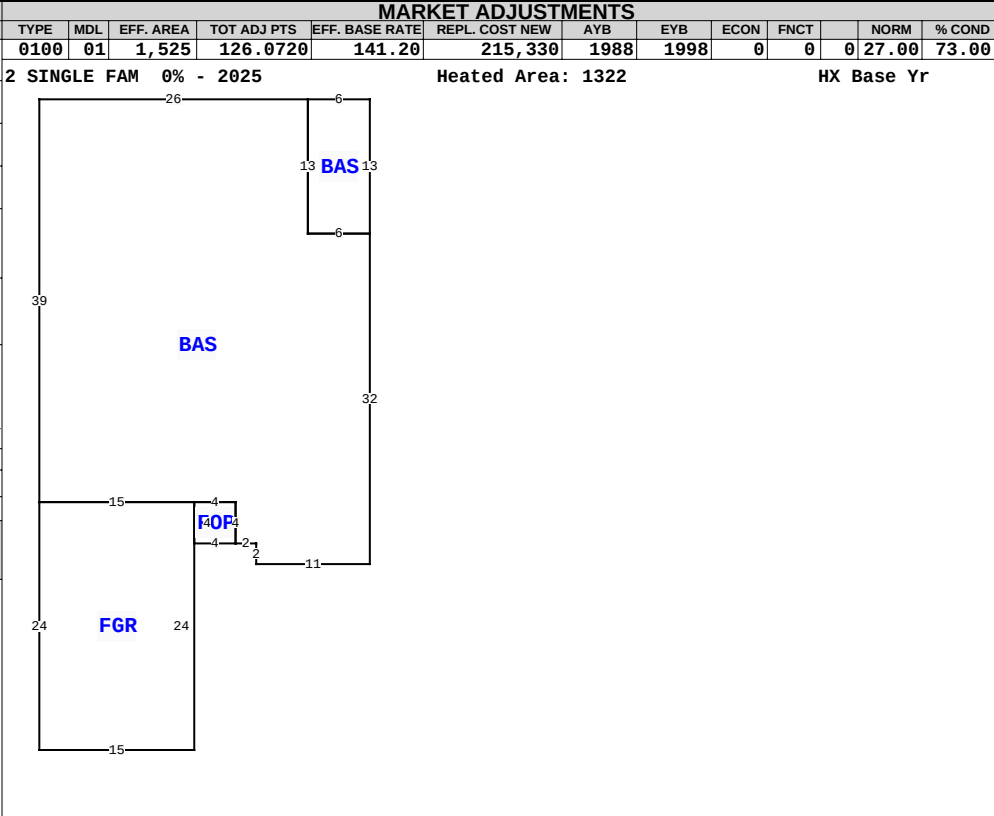
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	78	100		78	8,040
BAS	1,244	100		1,244	128,227
FGR	360	55		198	20,409
FOP	16	30		5	515

TOTALS	1,698			1,525	157,191
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RMF	-1 0.00	0.00	1.00



1135 SW FAIRFAX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	0	0	3	100	1,000	
100	0	0	3	100	2,000	
100	2012	2012	3	100	200	

TOTAL OB/XF									
3,200									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		157,191	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		182,891	
SOH/AGL Deduction		0	
ASSESSED VALUE		182,891	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		182,891	
TOTAL JUST VALUE		182,891	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		185,044	

SALE:1:1: NEW CONSTRUCTION.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
549	MAINT/ALTR	100	12/10/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1109	7/17/2024	CT U	I	18		135,000
GRANTOR: CLERK OF COURT						
GRANTEE: BLS INVEST, LLC						
1256/0572	6/07/2013	WD Q	I	01		112,000
GRANTOR: CECILIA A LIZOTTE & C						
GRANTEE: BRADLEY & RACHEL HO						

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS= W26 S39 FGR= S24 E15 N24 W15\$ E15 FOP= S4 E4 N4 W4\$ E4 S4 E2 S2 E11 N32 BAS= N13 W6 S13 E6\$ W6 N13\$.