THE W 26.11 FT OF LOT 4 & ALL LO
GRANDVIEW VILLAGE S/D UNIT 1.

THOMPSON ROBBIE ANN
1167 SW FAIRFAX GLN
LAKE CITY, FL 32025-0429

2026

06-4S-17-08019-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

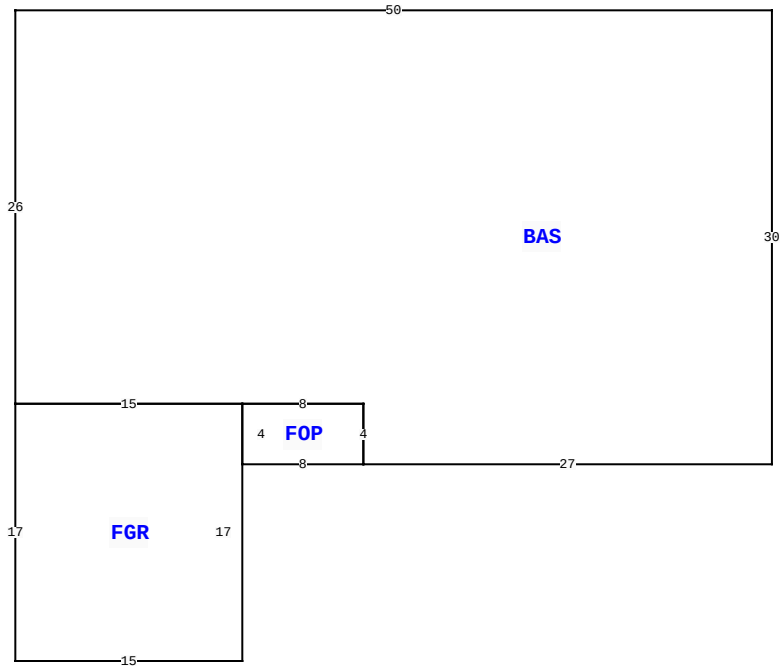
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	116,056
FGR	255	55		140	11,539
FOP	32	30		10	824
TOTALS	1,695			1,558	128,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,558	113.2200	126.81	197,570	1989	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1408 HX Base Yr 2025



1167 SW FAIRFAX 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		128,420
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		151,770
SOH/AGL Deduction		0
ASSESSED VALUE		151,770
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,048
TOTAL JUST VALUE		151,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1405	8/30/2021	LE	U	I	14	100
GRANTOR: SOVA BILLIE ANN						
GRANTEE: SOVA BILLIE						
1102/1520	11/20/2006	PR	Q	I	01	133,900
GRANTOR: JANET WEINER & NANCY						
GRANTEE: BILLIE ANN SOVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S26 FGR= S17 E15 N17 W15$ E15 FOP= S4 E8 N4 W8$ E8 S4 E27 N30$.

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	750	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 850

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-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: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS