

COMM NE COR LOT 1 BLOCK 1
GRANDVIEW VILLAGE UNIT 1, RUN
W 209.96 FT, S 22.31 FT, W

BUDVEIT MICHAEL J
1191 SW FAIRFAX GLN
LAKE CITY, FL 32025-8429

2026

06-4S-17-08019-107



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 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		1 100			
Frame		N/A 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	1,011	100		1,011	88,837
FGR	390	55		214	18,804
FOP	18	30		5	440
FOP	21	30		6	527
PTO	168	5		8	703
TOTALS	1,608			1,244	109,311

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,244	117.0960	131.15	163,151	1992	1992	0	0	0 33.00	67.00
1 SINGLE FAM 0% - 0 Heated Area: 1011 HX Base Yr											
The site map shows a large rectangular lot with several internal divisions. At the top center is a small square labeled 'PTO' with dimensions 14 (width) and 12 (height). Below this is a large rectangular area divided into three sections: 'FGR' on the left (width 13, height 30), 'BAS' on the right (width 16, height 30), and a smaller section at the bottom center containing two 'FOP' (Front Office Port) areas. The bottom section has a total width of 6 and a height of 7. The 'FOP' areas are each 3 units wide and 7 units high. The overall lot dimensions are 30 (width) and 30 (height). The 'BAS' area is 16 units wide and 30 units high. The 'FGR' area is 13 units wide and 30 units high. The 'PTO' area is 14 units wide and 12 units high. The bottom section is 6 units wide and 7 units high. The 'FOP' areas are 3 units wide and 7 units high.											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/21/2023
						INC DATE				AG DATE	
										04/21/2023	

EXTRA FEATURES							1191 SW FAIRFAX GLN, LAKE CITY				INC DATE				AG DATE			
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	0	10	42	420.00	UT	1.40	1.40	100	0	0	3	100	588		
2	0169	FENCE/WOOD	0	0	22	8	176.00	UT	7.50	7.50	25	1993	1993	3	25	330		