

LOT 1 BLOCK 2 GRANDVIEW VILLAGE
773-1896, 866-2064, QC 1466-205

CONKLIN JUDITH/CONKLIN COREY CHEYNE
925 SW ALEXANDRIA BLVD
LAKE CITY, FL 32025

2026

06-4S-17-08019-123

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	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	0100SINGLE 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	985	100		985	88,608
FGR	390	55		214	19,251
FOP	65	30		20	1,799
PTO	48	5		2	180
TOTALS	1,488			1,221	109,838

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		252.00	UT 1.40
2	0169	FENCE/WOOD	0	100	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	100		*RMF	-1 0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,221 118.1160 132.29 161,526 1993 1993 0 0 0 32.00 68.00

1 SINGLE FAM 100% - 1999 Heated Area: 985 HX Base Yr 1999

Diagram labels: FGR, PTO, BAS, FOP. Dimensions: 13, 16, 19, 30, 25, 8, 6, 5, 13, 22, 13, 30.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/21/2023 MLU

925 SW ALEXANDRIA BLVD, LAKE CITY										XF DATE		LAND DATE		04/21/2023		MLU	
										INC DATE		AG DATE					
UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES			
252.00		UT	1.40		1.40		100	0	0	3	100	353					
1.00		UT	0.00		0.00		100	2012	2012	3	100	50					
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		109,838	
TOTAL MARKET OB/XF VALUE		403	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		132,741	
SOH/AGL Deduction		50,381	
ASSESSED VALUE		82,360	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		31,638	
TOTAL JUST VALUE		132,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,356	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1466/205	9/13/2021	QC	U	I	11
GRANTOR: CONKLIN JUDITH					SALE PRICE
GRANTEE: CONKLIN JUDITH					100
GRANTOR: REGISTER					
GRANTEE: CONKLIN					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W19 PTO= N6 W8 S6 E8\$ W16 FGR= W13 S30 E13 N30\$ S25FOP= S5 E13 N5 W13\$ E13 S5 E22 N30\$.									