

LOT 2 BLOCK 2 GRANDVIEW VILLAGE
646-502, 919-433, 926-2192, CT 1

FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY CT
LAKE CITY, FL 32055

2026

06-4S-17-08019-124



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

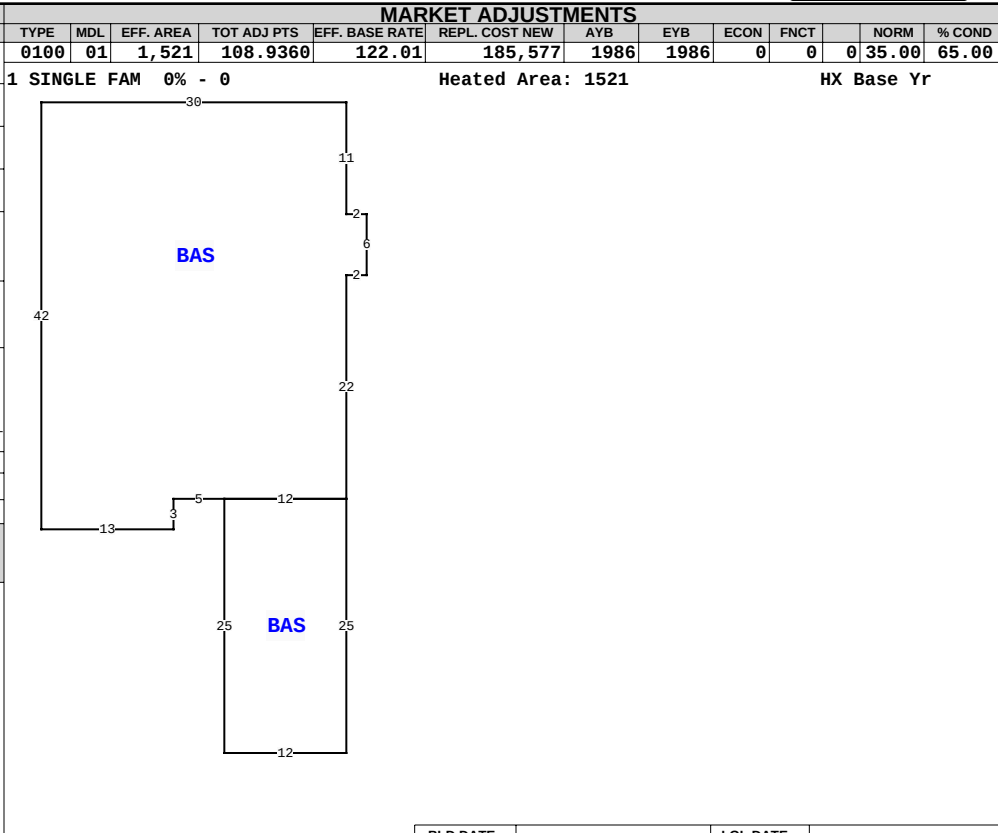
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	23,792
BAS	1,221	100		1,221	96,833

TOTALS	1,521			1,521	120,625
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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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0296	SHED METAL	0	0	8	8	1.00	UT	0.00
4	0120	CLFENCE	4	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



1089 SW FAIRFAX GLN, LAKE CITY

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

TOTAL OB/XF									
2,200									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	120,625		
TOTAL MARKET OB/XF VALUE	2,200		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	145,325		
SOH/AGL Deduction	551		
ASSESSED VALUE	144,774		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	144,774		
TOTAL JUST VALUE	145,325		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	145,325		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1544/931	6/27/2025	QC	U	I	11	100	
GRANTOR: CONERSTONE DEVELOPMEN							
GRANTEE: FCS TRUST DATED JAN							
1325/0125	10/24/2016	WD	U	I	12	47,400	
GRANTOR: HSBC BANK USA NA TRUS							
GRANTEE: CORNERSTONE DEVELOP							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 S42 E13 N3 E5 BAS= S25 E12 N25 W12\$ E12 N22 E2 N6W2 N11\$.									