LOTS 6 & 7 BLOCK 2 GRANDVIEW
VILLAGE UNIT 1. 648-528,
697-128, LE 699-817, PB 972-

ROSNER ALDEN
1084 SW FAIRFAX GLN
LAKE CITY, FL 32025

2026

06-4S-17-08019-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

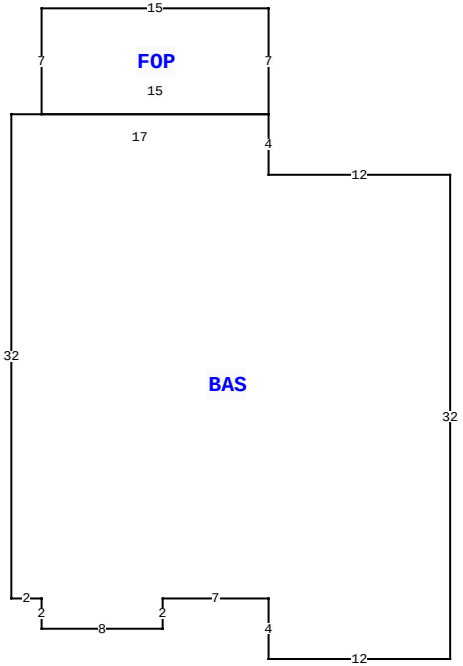
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	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	944	100		944	87,432
FOP	105	30		32	2,964
TOTALS	1,049			976	90,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	976	127.2240	142.49	139,070	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 944 HX Base Yr



1084 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	90,396
TOTAL MARKET OB/XF VALUE	2,920
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	133,816
SOH/AGL Deduction	0
ASSESSED VALUE	133,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,816
TOTAL JUST VALUE	133,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1264	12/31/2018	WD	Q	I	01	90,000
GRANTOR: M R MURPHY & J MURPHY						
GRANTEE: ALDEN ROSNER						
1291/1356	3/23/2015	WD	Q	I	01	69,000
GRANTOR: JARED H MURPHY						
GRANTEE: MEGIN R POTTS (SING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N4 FOP= N7 W15 S7 E15$ W17 S32 E2 S2 E8 N2 E7 S4 E12 N32$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	216.00	UT	7.50	7.50	100	0	0	3	100	1,620	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,920

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	0		*RMF-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	40,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.38 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/10/2025 BY SYS