LOT 9 BLOCK 2 GRANDVIEW VILLAGE

629-503, 776-533, 828-1957, WD 1

SCOTT CARLY D
1100 SW FAIRFAX GLN
LAKE CITY, FL 32025

2025

06-4S-17-08019-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

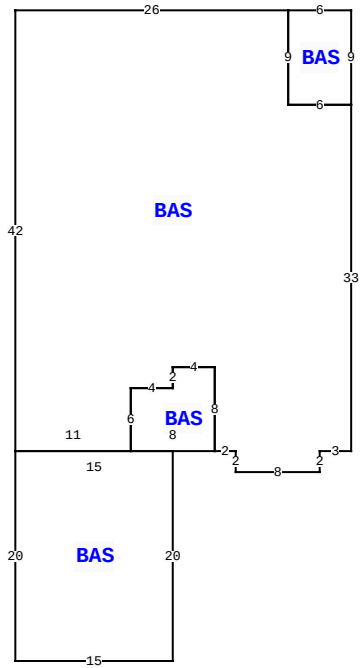
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	54	100		54	5,977
BAS	56	100		56	6,198
BAS	300	100		300	33,204
BAS	1,250	100		1,250	138,348
TOTALS	1,660			1,660	183,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	122.0000	136.64	226,822	1986	2005	0	0	0	19.00	81.00

2 SINGLE FAM – 0% - 2025 Heated Area: 1660 HX Base Yr



1100 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	183,726
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	208,626
SOH/AGL Deduction	0
ASSESSED VALUE	208,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,626
TOTAL JUST VALUE	208,626
NCON VALUE	800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3908	SFR	321	09/19/2006
3822	ADDN SFR	50	07/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1237	11/21/2024	WD	Q	I	01	250,000
GRANTOR: CARNEY DAVID KEITH						
GRANTEE: SCOTT CARLY D						
1390/2096	8/05/2019	WD	Q	I	01	128,000
GRANTOR: MATTHEW & CAITLIN MIC						
GRANTEE: DAVID KEITH & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S42 BAS= S20 E15 N20 W15$ E11 BAS= E8 N8 W4 S2W4 S6$ N6 E4 N2 E4 S8 E2 S2 E8N2 E3 N33 BAS= N9 W6 S9 E6$ W6 N9$.

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	2012	2012	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/10/2024 BY ME Total Acres: 0.12 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2025 BY SYS