LOT 1 GRASSLAND ACRES S/D.
ORB 666-047, 797-2237, 884-196,

HOWARD JOHN I
215 SW GRASSLAND WAY
LAKE CITY, FL 32024

2026

07-5S-16-03487-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

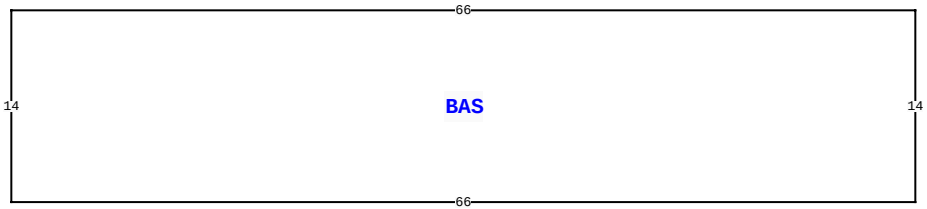
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7516.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,602
TOTALS	924			924	20,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	92.9000	55.74	51,504	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,602
TOTAL MARKET OB/XF VALUE		14,517
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		73,619
SOH/AGL Deduction		30,413
ASSESSED VALUE		43,206
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		13,206
TOTAL JUST VALUE		73,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0797/2237	11/08/1994	WD	U	I	12	15,000
GRANTOR: RODNEY S & NORMA R DI						
GRANTEE: JOHN I & LINDA J HO						
0666/0047	10/17/1988	AD	Q	V		15,000
GRANTOR: DICKS RODNEY &						
GRANTEE: HOWARD JOHN &						

215 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	65	2006	2006	3	65	1,092	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	2.50	100	2006	2006	3	100	1,125	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0031	BARN,MT AE	0	100	24	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,517

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	55,000.00	38,500.00	38,500							

REVIEW DATE 08/20/2019 BY BC Total Acres: 5.07 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2025 BY SYS