E1/2 OF NE1/4 OF NE1/4 OF SW1/4.
WD 1287-878,

GRANOFF ZACHARY/GRANOFF LYNDA
106 SW DAYTIME LN
LAKE CITY, FL 32024-1552

2026

28-4S-16-03235-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

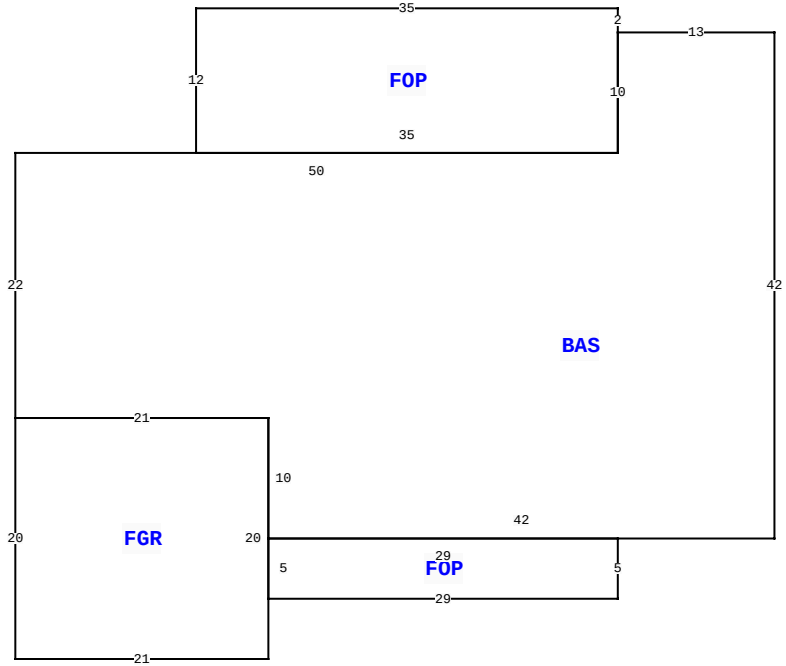
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	242,577
FGR	420	55		231	28,944
FOP	145	30		44	5,513
FOP	420	30		126	15,788
TOTALS	2,921			2,337	292,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	124.3000	139.22	325,357	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2017 Heated Area: 1936 HX Base Yr 2017



106 SW DAYTIME LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,821
TOTAL MARKET OB/XF VALUE		9,460
TOTAL LAND VALUE - MARKET		56,870
TOTAL MARKET VALUE		316,931
SOH/AGL Deduction		99,106
ASSESSED VALUE		217,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,103
TOTAL JUST VALUE		359,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33063	SFR	859	06/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0878	1/07/2015	WD	Q	V	03	53,000

GRANTOR: CHARLES S & GERALDINE
GRANTEE: ZACHARY & LYNDA GRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N2 W35 S12 E35 N10$ S10 W50 S22 FGR= S20 E21 N20 W21$ E21 S10 FOP= S5 E29 N5 W29$ E42 N42 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	890.00	UT	2.00	2.00	100	2015	2015	3	100	1,780	
3	0031	BARN,MT AE	0	100	24	30	720.00	UT	9.00	9.00	100	2015	2015	3	100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 9,460

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	100		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,870							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 07/16/2019 BY BC Total Acres: 5.17 Total Land Value: 14,650 Market: 44,000 Agricultural: 1,780 Common: 12,870 PRINTED 10/14/2025 BY SYS