



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		0	100		
Stories	1.	1.	100		
Units		2	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0800	MULTI-FAM	<10		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	1416.0400	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100		1,221	107,387
BAS	1,254	100		1,254	110,289
FGR	288	55		158	13,896
FGR	312	55		172	15,128
FOP	15	30		4	352
FOP	15	30		4	352
FOP	135	30		40	3,518
FOP	144	30		43	3,782
TOTALS	3,384			2,896	254,703

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	03	2,896	120.6400	108.58	314,448	2006	2006	0	0	19.00	81.00	

1 DUPLEX 0% - 0 Heated Area: 2475 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			254,703
TOTAL MARKET OB/XF VALUE			2,855
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			276,058
SOH/AGL Deduction			55,395
ASSESSED VALUE			220,663
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,663
TOTAL JUST VALUE			276,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3487	MULTIFAM	693	11/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/0125	7/23/2010	WD	U	I	12	126,000
GRANTOR: HSBC BANK USA NATONA						
GRANTEE: GAM REAL ESTATE 2 L						
1193/0232	4/07/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (THE B						
GRANTEE: HSBC BANK USA NATIO						

EXTRA FEATURES														
L N	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		2.50	100	2006	2006	3 100	2,855	

1772 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= S9 W16 N9 E16\$ S9 W16 FOP= N9 W15 S9 E15\$ BAS= W15 N9 W14 S51 E12 FOP= N3 W5 S3 E5\$ N3 E5 FGR= S18 E12 N24 W12 S6\$ N6 E12 N33\$ S33 FGR= S24 E13 N24 W13\$ E13 S6 FOP= S3 E5 N3 W5\$ E5 S3 E12 N51\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0800	C	MULTI-FAM	0		RMF-1	80.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									