LOT 9 BLOCK 7 LAKE FOREST S/D UN
896-2436, WD 1009-866, WD 1390-1

CLYDE KENNETH/CLYDE BEVERLY
569 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

06-4S-17-07915-000

BUILDING CHARACTERISTICS

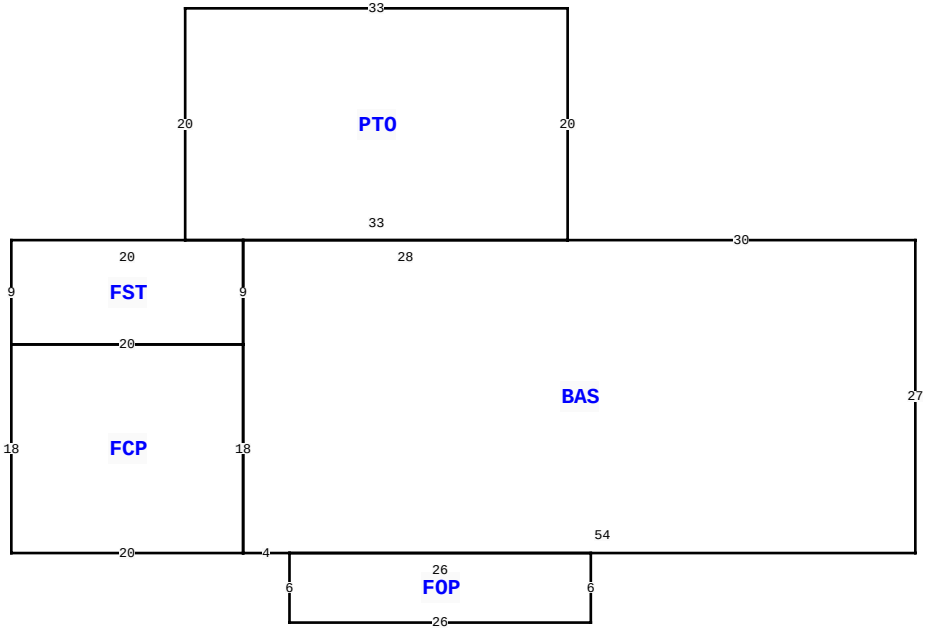
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	147,713
FCP	360	25		90	8,490
FOP	156	30		47	4,433
FST	180	55		99	9,338
PTO	660	5		33	3,113
TOTALS	2,922			1,835	173,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,835	122.5000	134.75	247,266	1964	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2020 Heated Area: 1566 HX Base Yr 2020



569 SW GRANDVIEW ST, LAKE CITY

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

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,086
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		192,286
SOH/AGL Deduction		44,228
ASSESSED VALUE		148,058
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		91,647
TOTAL JUST VALUE		192,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
698	ADDN SFR	155	05/28/2009
698	ADDN SFR	150	04/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1897	5/17/2023	LE	U	I	14	100
GRANTOR: CLYDE KENNETH						
GRANTEE: CLYDE KENNETH (ENH						
1390/1565	8/02/2019	WD	Q	I	01	140,000
GRANTOR: BRIAN & RENAY TAYLOR						
GRANTEE: KENNETH & BEVERLY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 PTO= N20 W33 S20 E33$ W28 FST= W20 S9 E20N9$S9 FCP= W20 S18 E20 N18$S18 E4 FOP= S6 E26 N6 W26$ E54 N27$.

LAND DESCRIPTION

TOTAL OB/XF 700

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		*RSF-2	110.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS