LOT 12 BLOCK 7 LAKE FOREST S/D U
OF CLOSED RD DESC IN ORD 2018-21

DUMAS JOHN EVERDEN/DUMAS SARAH CHRISTINE
503 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

06-4S-17-07918-000

BUILDING CHARACTERISTICS

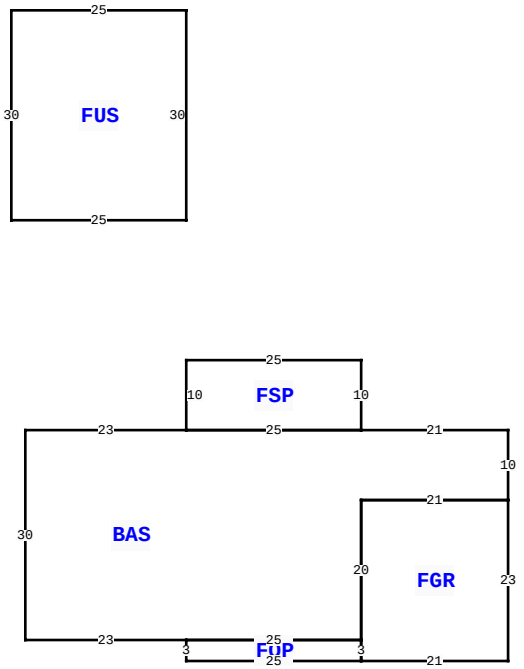
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,650	100		1,650	147,619
FGR	483	55		266	23,798
FOP	75	30		22	1,968
FSP	250	40		100	8,947
FUS	750	100		750	67,100
TOTALS	3,208			2,788	249,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,788	125.1264	137.64	383,740	1969	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2400 HX Base Yr 2021



503 SW GRANDVIEW ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		249,431
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		270,381
SOH/AGL Deduction		63,076
ASSESSED VALUE		207,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,894
TOTAL JUST VALUE		270,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
411	MAINT/ALTR	50	08/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1730	1/04/2021	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: DUMAS JOHN EVERDEN						
1411/0819	5/07/2020	WD	Q	I	01	205,000
GRANTOR: BENJAMIN JAY SMITH &						
GRANTEE: JOHN EVERDEN & SARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S30 E23 FOP= S3 E25N3 W25$ E25 FGR= S3 E21 N23 W21 S20$ N20 E21 N10 W21 FSP= N10 W25 S10 E25$ W25$ PTR=N60 FUS= W25 S30 E25 N30$S60$.

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	300	
2	0296	SHED METAL	0	100	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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	223.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.35 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS