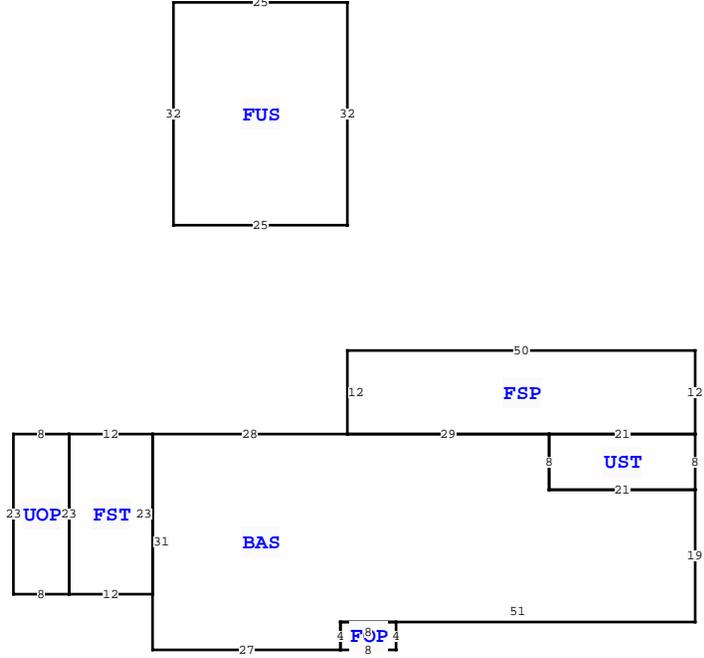




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,361	115.4108	131.57	442,207	1966	1966	0	0	35.00	65.00	

1 SINGLE FAM 100% - 2023 Heated Area: 2846 HX Base Yr 2023



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	6417.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,046	100		2,046	174,975		
FOP	32	30		10	855		
FSP	600	40		240	20,525		
FST	276	55		152	12,999		
FUS	800	100		800	68,416		
UOP	184	20		37	3,164		
UST	168	45		76	6,499		
TOTALS	4,106			3,361	287,435		

502 SW GRANDVIEW ST, LAKE CITY

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

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1975	1975	3	30	10,752	
4	0282	POOL ENCL	0	100	38	50	1,900.00	UT	15.00	15.00	100	1993	1993	3	40	11,400	

TOTAL OB/XF 22,572

LAND DESCRIPTION																								
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	0100	C	SFR	100		*RSF	213.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		287,435
TOTAL MARKET OB/XF VALUE		22,572
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		330,357
SOH/AGL Deduction		20,182
ASSESSED VALUE		310,175
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		253,764
TOTAL JUST VALUE		330,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,310

SALE:2:1: LOT 1, BLOCK 8, LAKE FOREST UNIT 3
SALE:1:1: LOT 1 BLK 8 LAKE FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3264	POOL ENCL	0	05/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/926	7/09/2021	QC	U	I	11	100

GRANTOR: GIBSON PAULINE E
GRANTEE: DESTAFANIS MATTHEW
1428/1728 1/04/2021 QC U I 11 100
GRANTOR: CITY OF LAKE CITY, FL
GRANTEE: DESTEFANIS MATTHEW

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FST= W12 UOP= W8 S23 E8 N23\$ S23 E12 N23\$ S31 E27
FOP= E8N4 W8 S4\$ N4 E51 N19 UST= N8 W21 S8 E21\$ W21 N8 FSP=
E21 N12 W50 S12 E29\$ W29\$ PTR=N30 FUS= N32 W25S32 E25\$ S30\$.