LOT 2 BLOCK 8 LAKE FOREST S/D UN

LE 1389-832, DC 1396-492,493, WD

MARES PEDRO/LETU MIKAILA
522 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

06-4S-17-07920-000

BUILDING CHARACTERISTICS

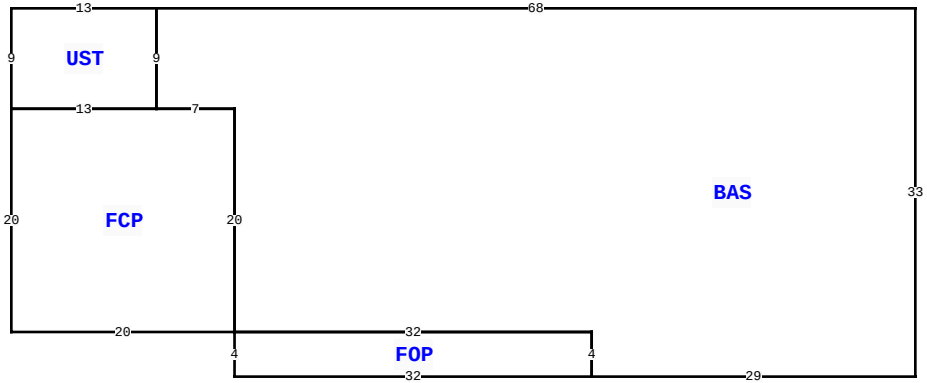
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,948	100		1,948	130,893
FCP	400	25		100	6,719
FOP	128	30		38	2,553
UST	117	45		53	3,561
TOTALS	2,593			2,139	143,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,139	111.0650	122.17	261,322	1966	1966	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1948 HX Base Yr



522 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	143,727
TOTAL MARKET OB/XF VALUE	2,190
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	164,417
SOH/AGL Deduction	0
ASSESSED VALUE	164,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,417
TOTAL JUST VALUE	164,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/2069	1/30/2026	WD	Q	I	01	199,000
GRANTOR: RING FRED D						
GRANTEE: MARES PEDRO						
1389/0832	5/27/2005	LE	Q	I	01	100
GRANTOR: FRED G & LOUISE K KIN						
GRANTEE: F RING, P PORTER, J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 UST= W13 S9 E13 N9$S9 FCP= W13 S20 E20 N20 W7$ E7 S20 FOP= S4 E32 N4 W32$ E32 S4 E29 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,190

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	0		*RSF-2	100.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/29/2026 BY TP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS