LOT 3 BLOCK 8 LAKE FOREST S/D
UNIT 3.

WILLIAMS PHILLIP R & LISA K/WILLIAMS ALICE F
538 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

06-4S-17-07921-000

BUILDING CHARACTERISTICS

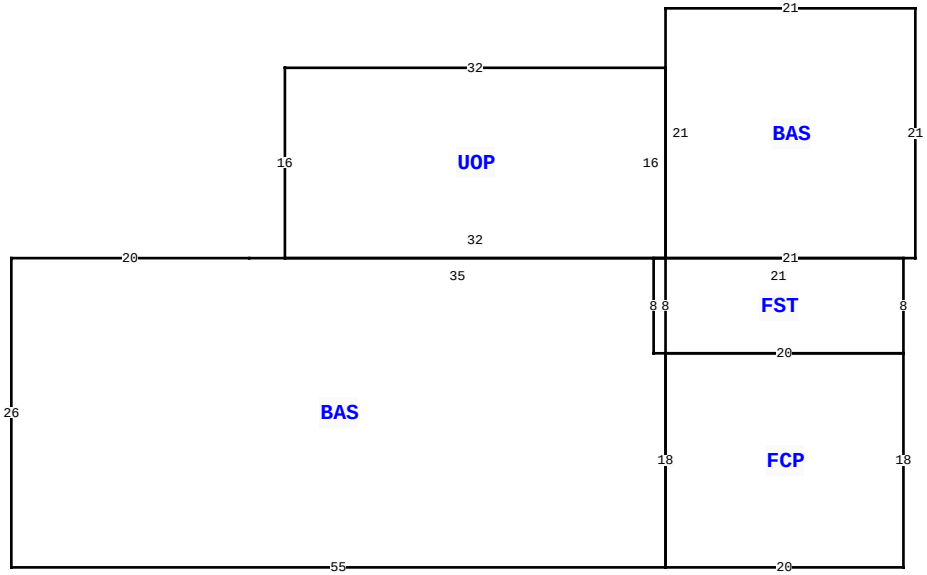
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	441	100		441	31,887
BAS	1,430	100		1,430	103,397
FCP	360	25		90	6,508
FST	168	55		92	6,652
UOP	512	20		102	7,375
TOTALS	2,911			2,155	155,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	101.1285	111.24	239,722	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1871 HX Base Yr 2017



538 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	290	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	155,819
TOTAL MARKET OB/XF VALUE	1,810
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	176,129
SOH/AGL Deduction	145,010
ASSESSED VALUE	31,119
TOTAL EXEMPTION VALUE	HX HB WX SX 31,119
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	176,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2001	5/19/2016	WD	U	I	12	76,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: PHILLIP R & LISA K						
1305/0973	9/25/2015	WD	U	I	12	76,700
GRANTOR: BRIAN L & SONYA M KEP						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S26 E55 FCP= E20 N18 W20 S18$ N18 FST= E20 N8 W21 S8 E1$ N8 BAS= E21 N21 W21 S21$ UOP= N16 W32 S16 E32$ W35$.

LAND DESCRIPTION

TOTAL OB/XF 1,810

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	100.00	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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS