LOTS 6 & 7 BLOCK 8 LAKE FOREST
S/D UNIT 3.

ADEL DAVID W
620 SW GRANDVIEW STREET
LAKE CITY, FL 32025

2027

06-4S-17-07925-000

BUILDING CHARACTERISTICS

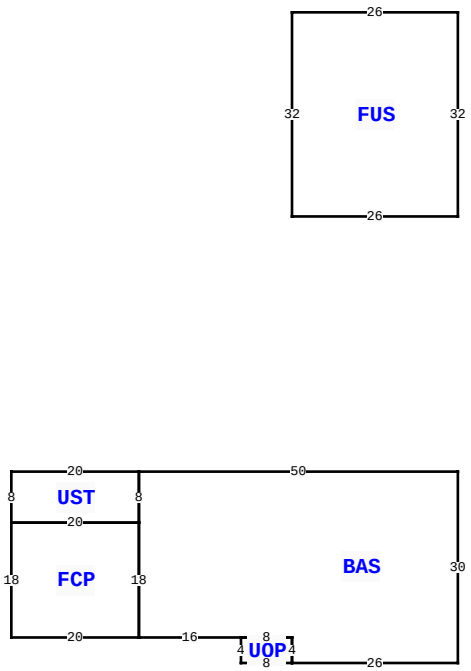
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	26	ALM SIDING 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,404	100		1,404	118,073
FCP	360	25		90	7,569
FUS	832	100		832	69,969
UOP	32	20		6	504
UST	160	45		72	6,055
TOTALS	2,788			2,404	202,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	117.6147	129.38	311,030	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 2236 HX Base Yr 2005



620 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	8	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0280	POOL R/CON	0	100	32	18	576.00	UT	70.00	70.00	100	1993	1993	3	40	16,128	
6	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,170
TOTAL MARKET OB/XF VALUE		26,328
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		262,248
SOH/AGL Deduction		106,024
ASSESSED VALUE		156,224
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,813
TOTAL JUST VALUE		262,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00823			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/2162	2/10/2004	WD	Q	I	06	52,000

GRANTOR: SHIRLEY P ADEL

GRANTEE: DAVID W ADEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UST= W20 S8 E20 N8$S8 FCP= W20 S18 E20 N18$ S18 E16 UOP= S4 E8 N4 W8$ E8 S4 E26 N30$ PTR=N40 FUS= N32 W26 S32 E26$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 26,328

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-	226.00	125.00	2.00	LT		1.00	1.00	0.75	22,500.00	16,875.00	33,750							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.65 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/17/2026 BY SYS