LOTS 2 & 3 BLK 17 PLAT 2 UNIT 4
634-507, 637-797, WD 1548-526

STEVENS FAMILY REVOCABLE LIVING TRUST DATED AUGUST
744 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

06-4S-17-07945-002

BUILDING CHARACTERISTICS

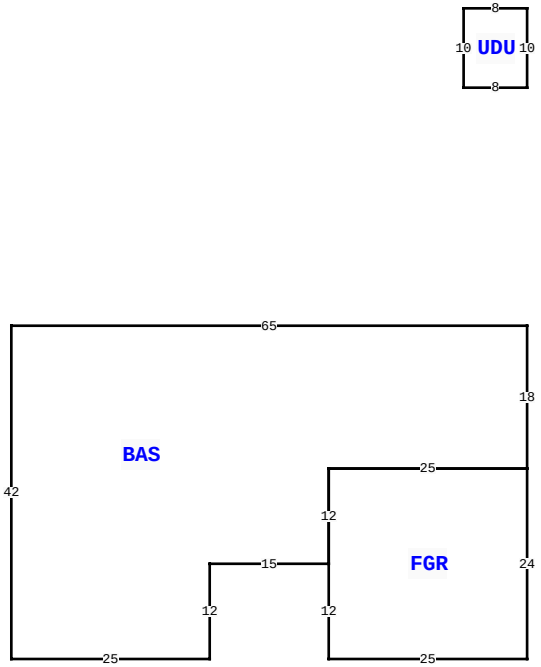
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,950	100		1,950	152,113
FGR	600	55		330	25,742
UDU	80	55		44	3,432
TOTALS	2,630			2,324	181,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	109.0980	120.01	278,903	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1950 HX Base Yr 1998



744 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	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	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	181,287
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	33,750
TOTAL MARKET VALUE	217,637
SOH/AGL Deduction	69,357
ASSESSED VALUE	148,280
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	96,869
TOTAL JUST VALUE	217,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048044	Roof Replacement	2,500	09/07/2023
000048045	Roof Replacement	16,650	09/07/2023
000048046	Roof Replacement	2,500	09/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/526	8/25/2025	WD	U	I	11	100
GRANTOR: STEVENS W R						
GRANTEE: STEVENS FAMILY REVO						
0634/0507	10/07/1987	WD	U	V		14,000
GRANTOR: HOPKINS JOAN						
GRANTEE: STEVENS W R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S42 E25 N12 E15 FGR= S12 E25 N24 W25 S12$ N12E25 N18$ PTR=N30 UDU= N10 W8 S10 E8$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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-	220.00	110.00	2.00	LT		1.00	1.00	0.75	22,500.00	16,875.00	33,750							

REVIEW DATE 10/03/2023 BY jerry Total Acres: 0.56 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/17/2026 BY SYS