LOT 4 BLOCK 17 LAKE FOREST PLAT
660-328, 692-54, 749-1623, WD 12

UMEDA ALBERTO H
786 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

06-4S-17-07945-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
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

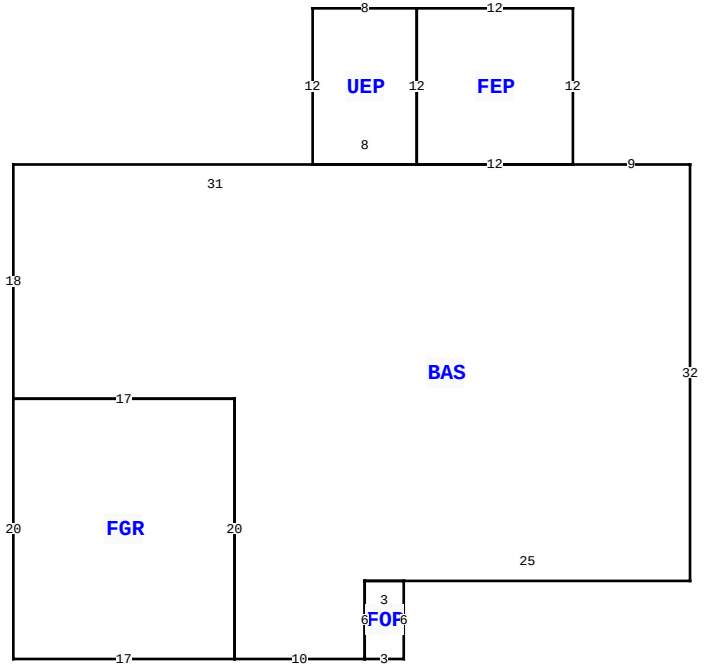
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100		1,486	116,256
FEP	144	80		115	8,997
FGR	340	55		187	14,630
FOP	18	30		5	391
UEP	96	60		58	4,538
TOTALS	2,084			1,851	144,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,851	109.4160	120.36	222,786	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1486 HX Base Yr



786 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	540	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	144,811
TOTAL MARKET OB/XF VALUE	1,490
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	164,801
SOH/AGL Deduction	0
ASSESSED VALUE	164,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,801
TOTAL JUST VALUE	164,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,436

SALE:1:1: LOT 4, BLK 17, LAKE FOREST UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/2351	1/28/2013	WD	Q	I	01	107,500
GRANTOR: EARL & NORA WAINWRIGH						
GRANTEE: ALBERTO UMEDA						
0749/1623	8/19/1991	WD	Q	I		65,000
GRANTOR: KRISTINA JONES						
GRANTEE: EARL WAINWRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FEP= N12 W12 S12 E12$ W12 UEP= N12 W8 S12 E8 $W31 S18 FGR= S20 E17 N20 W17$ E17 S20 E10 FOP= E3 N6 W3 S6$ N6 E25 N32$.

LAND DESCRIPTION

TOTAL OB/XF 1,490

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	110.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS