

BEG 25 FT E OF NW COR OF SE1/4
OF NW1/4, RUN E 135 FT, S
139.72 FT, W 136.5 FT, N 139.7

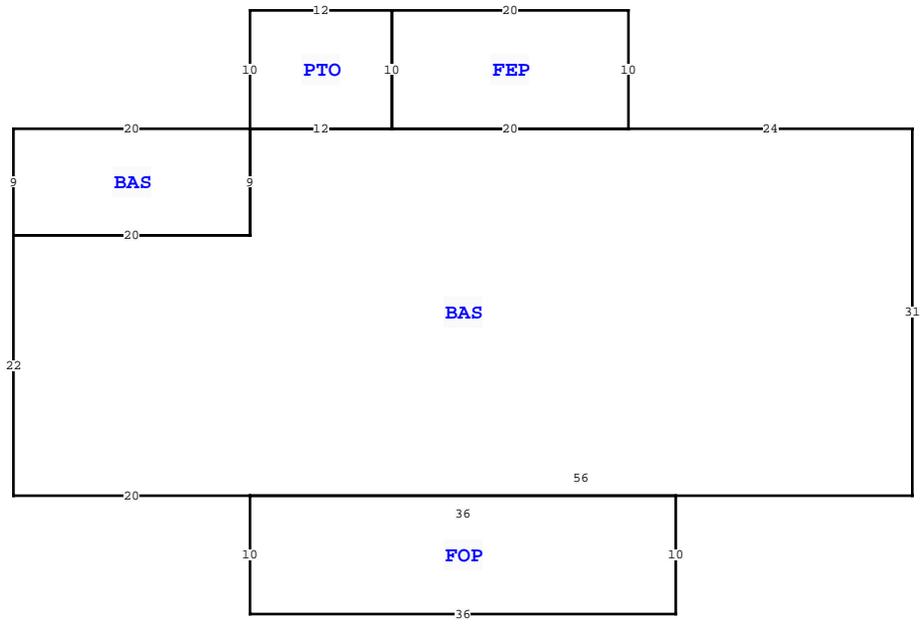
CATHERINE BROWN TRUST
410 G ST NE
WASHINGTON, DC 20002

2026

06-4S-17-07981-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,630	84.8525	95.03	249,929	1971	1971	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 2356 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	11,118
BAS	2,176	100		2,176	134,410
FEP	200	80		160	9,883
FOP	360	30		108	6,671
PTO	120	5		6	371
TOTALS	3,036			2,630	162,454

1225 SW GRANDVIEW ST, LAKE CITY

BLD DATE	11/20/1998	ME	LGL DATE	
XF DATE			LAND DATE	05/12/2026
INC DATE			AG DATE	MLU

EXTRA FEATURES																
L N	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	0120	CLFENCE 4	0	0	0	530.00	UT	1.50	1.50	100	1998	1998	3	100	795	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,267	

TOTAL OB/XF 2,062

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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/ME	35.00	140.00	18,900.00	SF		1.00	1.00	1.00	1.25	1.25	23,625							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		162,454	
TOTAL MARKET OB/XF VALUE		2,062	
TOTAL LAND VALUE - MARKET		23,625	
TOTAL MARKET VALUE		188,141	
SOH/AGL Deduction		0	
ASSESSED VALUE		188,141	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,141	
TOTAL JUST VALUE		188,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41219	RECONNECT		01/29/2021
19851	PUMP/UTPOL	30	08/14/2002
14105	REMODEL	50	06/08/1998
6668	REMODEL	0	12/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1388/1715	6/26/2019	QC	U	I	11	59,000
GRANTOR: SPENCER STANDFORD						
GRANTEE: CATHERINE BRWON TRU						
1303/0009	10/22/2015	WD	Q	I	01	70,000
GRANTOR: LINDA E TOMLINSON						
GRANTEE: SPENCER STANDFORD						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W24 FEP= N10 W20 S10 E20\$ W20 PTO= N10 W12 S10 E12\$ W12												
BAS= W20 S9 E20 N9\$ S9 W20 S22 E20 FOP= S10 E36 N10 W36\$ E56												
N31\$.												