

COMM NW COR OF SW1/4 OF NE1/4, R
 FT, E 554.76 FT FOR POB, CONT E
 132.34 FT, W 119.88 FT, N 131.15

MILLER JAY R/MILLER MEGAN LEE
 870 SW GRANDVIEW ST
 LAKE CITY, FL 32025-6552

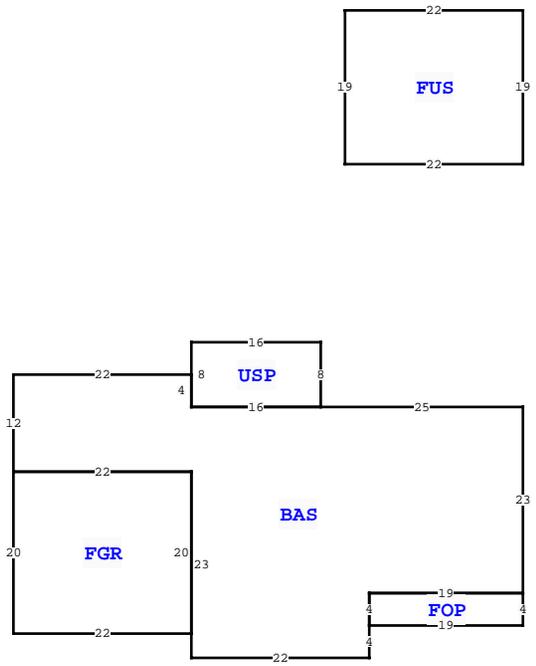
2026

06-4S-17-07987-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,383	100	
FGR	440	55	
FOP	76	30	
FUS	418	100	
USP	128	35	
TOTALS	2,445		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017								
Heated Area: 1801						HX Base Yr 2017					



870 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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
1	0166	CONC,PAVMT	0	100	0	0			0.00	100	0

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	300	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	2	0.00	0.00	1.00	LT

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.40	18,500.00	25,900.00	25,900								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			192,897
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			25,900
TOTAL MARKET VALUE			219,097
SOH/AGL Deduction			96,074
ASSESSED VALUE			123,023
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			71,612
TOTAL JUST VALUE			219,097
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/1898	8/29/2016	WD Q	Q	I	01	129,000
GRANTOR: DAVID & NANCY CHANNEL						
GRANTEE: JAY R & MEGAN LEE M						
1283/1272	10/17/2014	WD U	U	I	12	81,300
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: NANCY & DAVID CHANN						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W25 USP= N8 W16 S8 E16\$ W16 N4 W22 S12 FGR= S20E22 N20 W22\$ E22 S23 E22 N4 FOP= E19 N4 W19 S4\$ N4 E19 N23\$ PTR=N30 FUS= N19 W22 S19E22\$ S30\$.											