

COMM NW COR OF SE1/4 OF NW1/4,
 RUN E 25 FT, S 189.70 FT, E
 145.54 FT FOR POB, RUN E 150

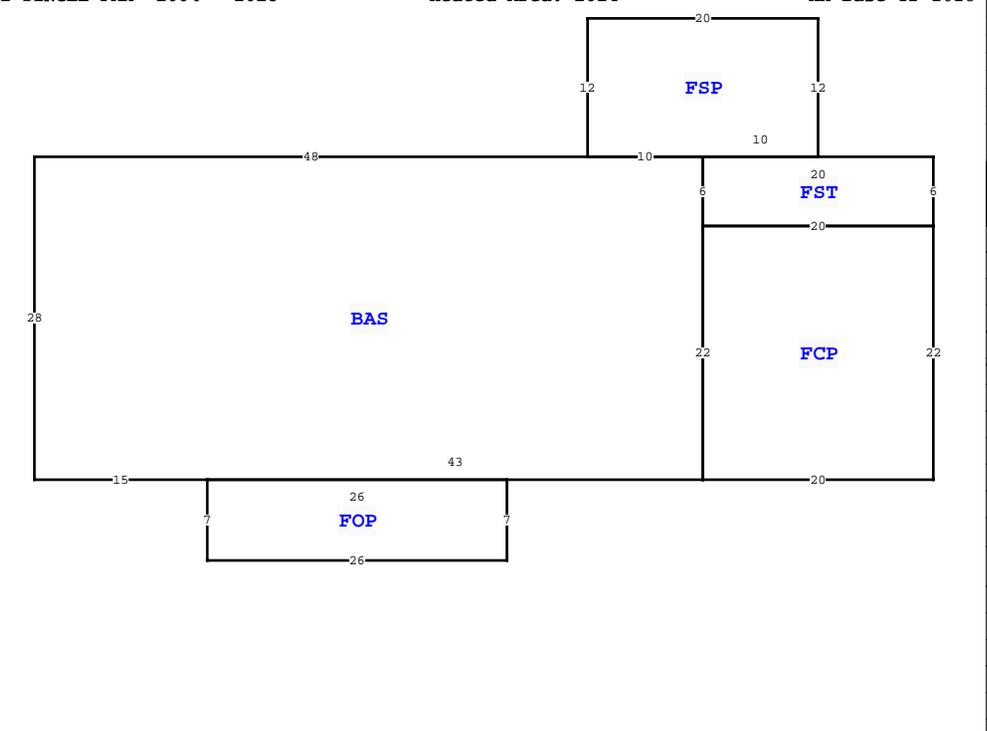
CHUNG WAIMING/CHUNG WAI QUAN
 1196 SW GRANDVIEW ST
 LAKE CITY, FL 32055

2026

06-4S-17-08000-003

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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

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% - 2018		124.94	243,758	1972	1990	0	0	35.00	65.00



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		06		
MAP NUM	6417.00	1.00/			
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	131,887
FCP	440	25		110	8,933
FOP	182	30		55	4,467
FSP	240	40		96	7,796
FST	120	55		66	5,360
TOTALS	2,606			1,951	158,443

1196 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	350	
2	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2004	2004	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2016	2016	3	100	600	

TOTAL OB/XF 1,350

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/MH	0.00	0.00	20,100.00	SF		1.00	1.00	1.00	1.25	1.25	25,125							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		158,443	
TOTAL MARKET OB/XF VALUE		1,350	
TOTAL LAND VALUE - MARKET		25,125	
TOTAL MARKET VALUE		184,918	
SOH/AGL Deduction		60,149	
ASSESSED VALUE		124,769	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		73,358	
TOTAL JUST VALUE		184,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,325	

SALE:4:1: CERTIFICATE OF TITLE
 SALE:1:1: 150 FF GRANDVIEW AVENUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/2600	1/16/2018	WD	U	I	11	100
GRANTOR: WAI QUAN CHUNG						
GRANTEE: WAI QUAN CHUNG & WA						
1348/2361	11/22/2017	WD	U	I	11	100
GRANTOR: WAI QUAN CHUNG						
GRANTEE: WAI QUAN CHUNG (FS)						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W48 S28 E15 FOP= S7 E26N7 W26\$ E43 FCP= E20 N22 W20 S22\$
 N22 FST= E20 N6 W20 S6\$ N6 FSP= E10 N12 W20 S12 E10\$ W10\$.