COMM NE COR OF SE1/4 OF NW1/4, R
TO S R/W OF RD, W 400 FT FOR POB
FT, W 200 FT, N 139.79 FT, E 200

VANN AND WATSON PROPERTIES LLC
164 NW MADISON ST
LAKE CITY, FL 32055

2026

06-4S-17-08002-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

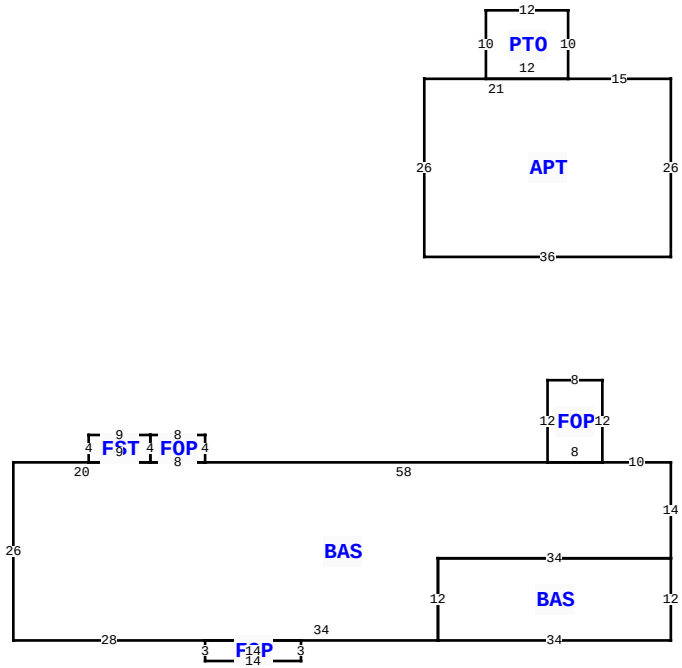
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	936	100		936	44,872
BAS	408	100		408	19,560
BAS	2,088	100		2,088	100,099
FOP	32	30		10	480
FOP	42	30		13	623
FOP	96	30		29	1,391
FST	36	55		20	959
PTO	120	5		6	288
TOTALS	3,758			3,510	168,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	3,510	110.2100	95.88	336,539	1958	1975	0	0	0	50.00	50.00

1 DUPLEX 0% - 2024 Heated Area: 3432 HX Base Yr



1080 SW GRANDVIEW ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	168,270
TOTAL MARKET OB/XF VALUE	6,669
TOTAL LAND VALUE - MARKET	53,400
TOTAL MARKET VALUE	228,339
SOH/AGL Deduction	12,430
ASSESSED VALUE	215,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,909
TOTAL JUST VALUE	228,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044676	Roof Replacement	6,461	06/14/2022
000044677	Roof Replacement	15,103	06/14/2022
2032	ADDN SFR	35	02/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2796	5/22/2023	WD	U	I	11	100
GRANTOR: WATSON KENNETH A						
GRANTEE: VANN AND WATSON PRO						
1233/1171	4/03/2012	WD	U	I	11	100
GRANTOR: WILMA E CARTER(VANN)						
GRANTEE: MARC A VANN & SAMUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N12 W8 S12 E8$W58 FOP= N4 W8 S4 E8$ W8 FST= N4 W9 S4 E9$ W20 S26 E28FOP= S3 E14 N3 W14$ E34 BAS= E34 N12 W34 S12$ N12 E34N14$ PTR= N30 APT= N26 W15 PTO= N10 W12 S10 E12$ W21 S26 E36$ S30$.

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	0263	PRCH,USP	0	0	12	20	240.00	UT	5.00	5.00	100	1994	1994	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	3,454.00	UT	1.50	1.50	100	2001	2001	3	100	5,181	
3	0294	SHED WOOD/	0	0	8	6	48.00	UT	6.00	6.00	100	2001	2001	3	100	288	

LAND DESCRIPTION

TOTAL OB/XF 6,669

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	0800	C	MULTI-FAM	0		RSF/MH	0.00	0.00	26,700.00	SF		1.00	1.00	1.00	2.00	2.00	53,400							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.61 Total Land Value: 53,400 Market: 0 Agricultural: 0 Common: 53,400 PRINTED 05/29/2026 BY SYS