COMM NW COR OF SW1/4 OF NW1/4,
RUN E ALONG C/L GRANDVIEW AVE
107.29 FT, RUN SW 66.46 FT TO

FONT SHERRY
182 SW GROUSE PL
LAKE CITY, FL 32025

**2026**

**06-4S-17-08008-900**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 57,715 |
| TOTAL MARKET VALUE | 57,715 |
| SOH/AGL Deduction | 577 |
| ASSESSED VALUE | 57,138 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,138 |
| TOTAL JUST VALUE | 57,715 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 51,944 |

LAND:1:1: 130 X 100 + 4,475 SF.
SALE:2:1: .53 ACRES
SALE:1:1: 23086 SF

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1042/1967 | 4/01/2005 | WD | U | V | 08 | 35,714 |
| GRANTOR: HORNE | | | | | | |
| GRANTEE: SHERRY FONT | | | | | | |
| 0998/2389 | 10/15/2003 | WD | Q | V | | 20,000 |
| GRANTOR: SCAFF | | | | | | |
| GRANTEE: HORNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1000 | C | VACANT COMME | 0 | | CN | 130.00 | 100.00 | 23,086.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 57,715 | | | | | | | |

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.53 Total Land Value: 57,715 Market: 0 Agricultural: 0 Common: 57,715 PRINTED 05/29/2026 BY SYS