LOT 4 BLOCK A GRANDVIEW
VILLAGE UNIT 2.

BRADLEY WILBUR III/BRADLEY CRYSTAL R
1175 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-204

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 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	02	WOOD FRAME 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
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

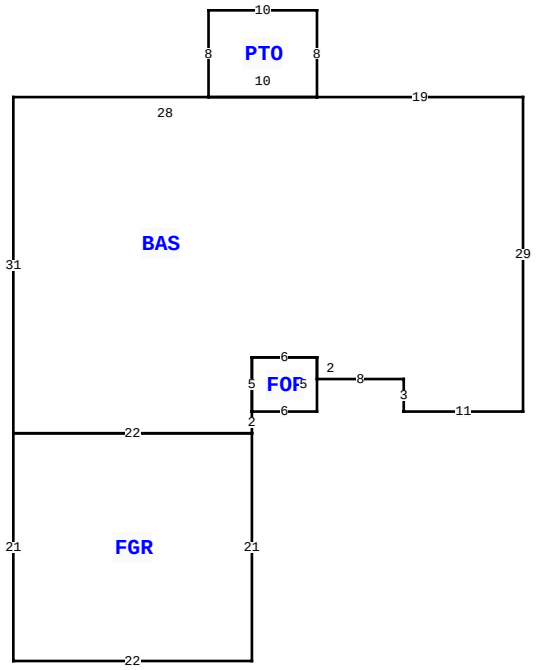
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100		1,353	121,138
FGR	462	55		254	22,742
FOP	30	30		9	806
PTO	80	5		4	358
TOTALS	1,925			1,620	145,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	114.2400	125.66	203,569	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2007 Heated Area: 1353 HX Base Yr 2007



1175 SW JAMESTOWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	653.00	UT	3.00	3.00	100	2003	2003	3	100	1,959	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	145,043
TOTAL MARKET OB/XF VALUE	2,159
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	169,702
SOH/AGL Deduction	51,556
ASSESSED VALUE	118,146
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	61,735
TOTAL JUST VALUE	169,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2556	SFR	276	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/2712	6/21/2006	WD	Q	I		145,000
GRANTOR: RAINES						
GRANTEE: WILBUR III & CRYSTA						
1005/2589	1/30/2004	WD	Q	I		94,000
GRANTOR: BLAKE CONST						
GRANTEE: RAINES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N8 W10 S8 E10$ W28 S31 FGR= S21 E22 N21 W22$
E22 N2 FOP= E6 N5 W6 S5$ N5 E6 S2 E8 S3 E11 N29$.

LAND DESCRIPTION

TOTAL OB/XF 2,159

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/21/2016 BY DF Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS