LOT 12 BLOCK A GRANDVIEW VILLAGE
584-80, 904-1391, 954-2422, WD 1

RUMPFF LAWRENCE/RUMPFF FRANCES
1184 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-212

BUILDING CHARACTERISTICS

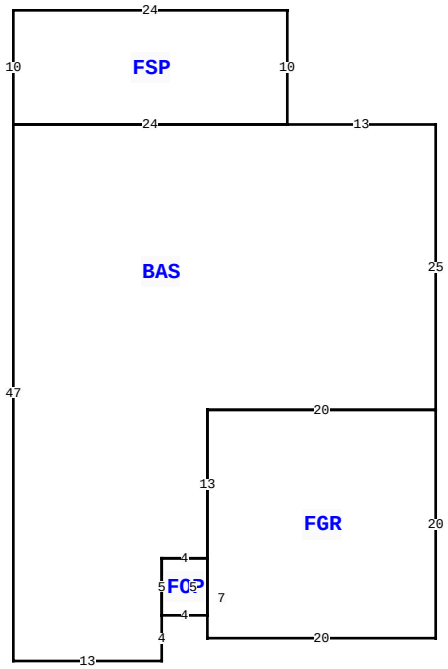
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,263	100		1,263	141,394
FGR	400	55		220	24,629
FOP	20	30		6	671
FSP	240	40		96	10,747
TOTALS	1,923			1,585	177,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,585	132.1716	145.39	230,443	2000	2005	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2023 Heated Area: 1263 HX Base Yr 2023



1184 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	606.00	UT	1.50	1.50	100	2000	2000	3	100	909	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	177,441
TOTAL MARKET OB/XF VALUE	1,409
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	201,350
SOH/AGL Deduction	50,518
ASSESSED VALUE	150,832
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	99,421
TOTAL JUST VALUE	201,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,573

SALE:1:1: SALE INCL LOT 2 (RE #08018-202)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1872	SFR	195	08/09/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/281	3/11/2022	WD	Q	I	01	214,000
GRANTOR: FRANCIS MARGARET A						
GRANTEE: RUMPFF LAWRENCE						
1017/0234	5/24/2004	WD	Q	I		95,000
GRANTOR: CHRISTINA L THOMAS						
GRANTEE: MARGARET A FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N10 W24 S10 E24$ W24 S47 E13 N4 FOP= E4 N5 W4 S5$ N5 E4 FGR= S7 E20 N20 W20 S13$ N13 E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,409

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: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS