LOT 16 BLOCK A GRANDVIEW
VILLAGE UNIT 2.

TOWNSEND TROY
960 SW ALEXANDRIA BLVD
LAKE CITY, FL 32025

2027

06-4S-17-08018-216

BUILDING CHARACTERISTICS

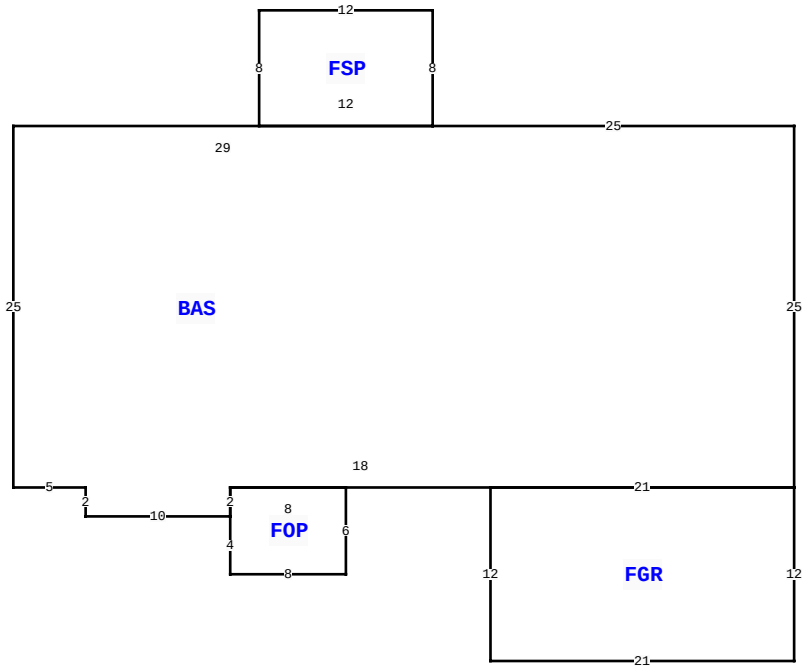
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,370	100		1,370	114,429
FGR	252	55		139	11,610
FOP	48	30		14	1,169
FSP	96	40		38	3,174
TOTALS	1,766			1,561	130,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	116.8200	128.50	200,588	1997	1997	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1370 HX Base Yr 2017



960 SW ALEXANDRIA BLVD, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	591.00	UT	1.50	1.50	100	1997	1997	3	100	887	
2	0166	CONC,PAVMT	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	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	130,382
TOTAL MARKET OB/XF VALUE	1,487
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	145,369
SOH/AGL Deduction	46,458
ASSESSED VALUE	98,911
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	47,500
TOTAL JUST VALUE	145,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
949	MAINT/ALTR	0	10/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0518	5/20/2016	WD	Q	I	01	118,000
GRANTOR: ROBERT R LANGEVIN & J						
GRANTEE: TROY TOWNSEND						
1288/2211	1/15/2015	WD	U	I	12	50,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ROBERT R LANGEVIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N8 W12 S8 E12$W29 S25 E5 S2 E10 FOP= S4 E8 N6 W8 S2$ N2 E18 FGR= S12 E21N12 W21$ E21 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,487

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	0.60	22,500.00	13,500.00	13,500							

REVIEW DATE 09/21/2016 BY DF Total Acres: 0.16 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS