LOT 1 BLOCK B GRANDVIEW VILLAGE
584-80, 900-2705, WD 1374-1082,

CASTANEDA DARIO V/CASTANEDA REYMUNDA
1103 SW JAMESTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-251

BUILDING CHARACTERISTICS

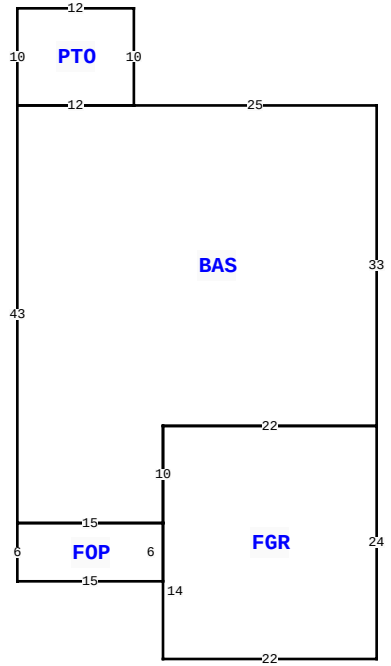
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,371	100		1,371	127,477
FGR	528	55		290	26,965
FOP	90	30		27	2,511
PTO	120	5		6	558
TOTALS	2,109			1,694	157,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	117.4040	129.14	218,763	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2026 Heated Area: 1371 HX Base Yr 2026



1103 SW JAMESTOWN GLN, 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	669.00	UT	1.50	1.50	100	1997	1997	3	100	1,004	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		157,509
TOTAL MARKET OB/XF VALUE		1,054
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		181,063
SOH/AGL Deduction		53,522
ASSESSED VALUE		127,541
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,130
TOTAL JUST VALUE		181,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1040	SFR	175	08/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1020	8/18/2025	WD	Q	I	01	245,000
GRANTOR: GONZALES TITO ELI JR						
GRANTEE: CASTANEDA DARIO V						
1514/2156	5/17/2024	WD	Q	I	05	354,300
GRANTOR: NOTON THOMAS A						
GRANTEE: GONZALES TITO ELI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N10 W12 S10 E12$ W12 S43 FOP= S6 E15 N6 W15$
E15 FGR= S14 E22 N24 W22S10$ N10 E22 N33$.

LAND DESCRIPTION

TOTAL OB/XF 1,054

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 09/19/2025 BY TP Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS