LOT 5 BLOCK B GRANDVIEW
VILLAGE UNIT 2.

PU HAIYAN/LI GUI
3985 NW RIVER SEBASTIAN LN
LAKE CITY, FL 32055

**2027**

**06-4S-17-08018-255**

## BUILDING CHARACTERISTICS

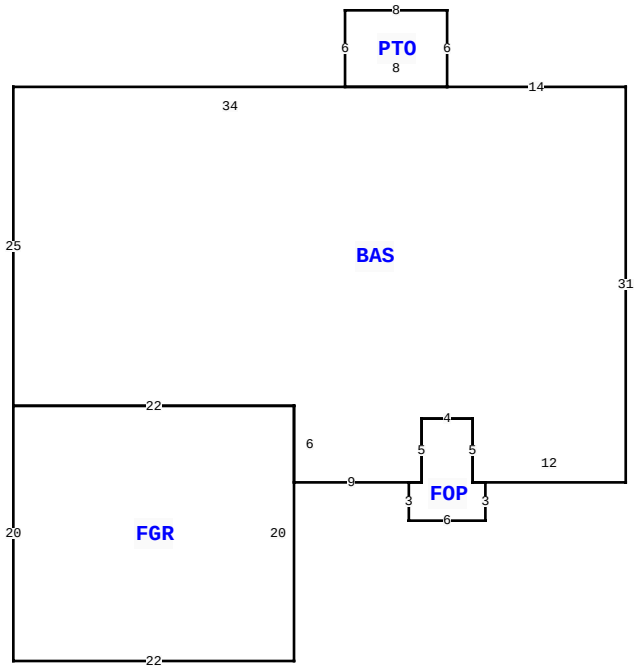
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 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 | 1,336 | 100 | | 1,336 | 142,695 |
| FGR | 440 | 55 | | 242 | 25,847 |
| FOP | 38 | 30 | | 11 | 1,175 |
| PTO | 48 | 5 | | 2 | 213 |
| TOTALS | 1,862 | | | 1,591 | 169,931 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,591 | 122.9100 | 135.20 | 215,103 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1336 HX Base Yr




1074 SW JAMESTOWN GLN, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 169,931 |
| TOTAL MARKET OB/XF VALUE | 884 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 193,315 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 193,315 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 193,315 |
| TOTAL JUST VALUE | 193,315 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 196,407 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047637 | Roof Replacement | 12,000 | 07/11/2023 |
| 2988 | SFR | 268 | 07/07/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1379/2447 | 3/01/2019 | WD | Q | I | 01 | 135,000 |
| GRANTOR: RANDI A & COREY WILLI | | | | | | |
| GRANTEE: HAIYAN PU & GUI LI | | | | | | |
| 1258/1045 | 7/17/2013 | WD | Q | I | 01 | 93,900 |
| GRANTOR: RUSSELL S DEPRATTER | | | | | | |
| GRANTEE: RANDI WAINWRIGHT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W14 PTO= N6 W8 S6 E8$ W34 S25 FGR= S20 E22 N20 W22$ E22 S6 E9 FOP= S3 E6 N3 W1 N5 W4 S5 W1$ E1 N5 E4 S5 E12 N31$.

## 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 | 0 | 0 | 0 | 442.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 884 | |

## LAND DESCRIPTION

TOTAL OB/XF 884

| 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 | 0 | | 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 09/22/2023 BY jerry Total Acres: 0.33 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS