LOT 20 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455.
WD 1105-186, WD 1117-1488

ANDERSON MARINA L
1159 SW YORKTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-320

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 70
Interior Floo	15	HARDTILE 30
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

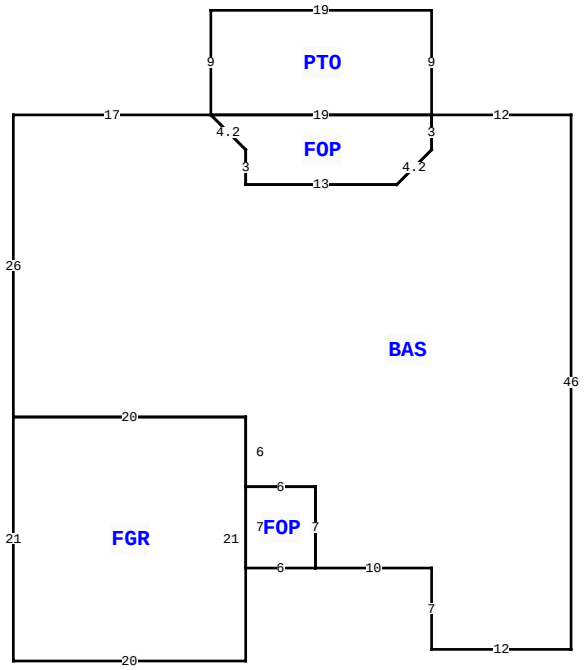
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100		1,558	166,977
FGR	420	55		231	24,757
FOP	42	30		13	1,393
FOP	96	30		29	3,108
PTO	171	5		9	964
TOTALS	2,287			1,840	197,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	116.7000	130.70	240,488	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1558 HX Base Yr 2008



1159 SW YORKTOWN 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	691.00	UT	3.00	3.00	100	2007	2007	3	100	2,073	
2	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		197,200
TOTAL MARKET OB/XF VALUE		2,273
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		221,973
SOH/AGL Deduction		78,332
ASSESSED VALUE		143,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,230
TOTAL JUST VALUE		221,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
85	SFR	450	03/12/2007
11	SFR	539	01/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1117/1488	4/30/2007	WD	Q	I		184,400
GRANTOR: BRYAN ZECHER CONSTRUC						
GRANTEE: MARINA L ANDERSON						
1105/0186	12/05/2006	WD	Q	V	03	28,700
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: BRYAN ZECHER CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N9 W19 S9 E19$ FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S26 FGR= S21 E20 N21 W20$ E20 S6 FOP= S7 E6 N7 W6$ E6 S7 E10 S7 E12 N46 $.

LAND DESCRIPTION

TOTAL OB/XF 2,273

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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/18/2026 BY SYS