LOT 21 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1126-1938, CT 1

ELLIS MISHA C
1175 SW YORKTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-321

BUILDING CHARACTERISTICS

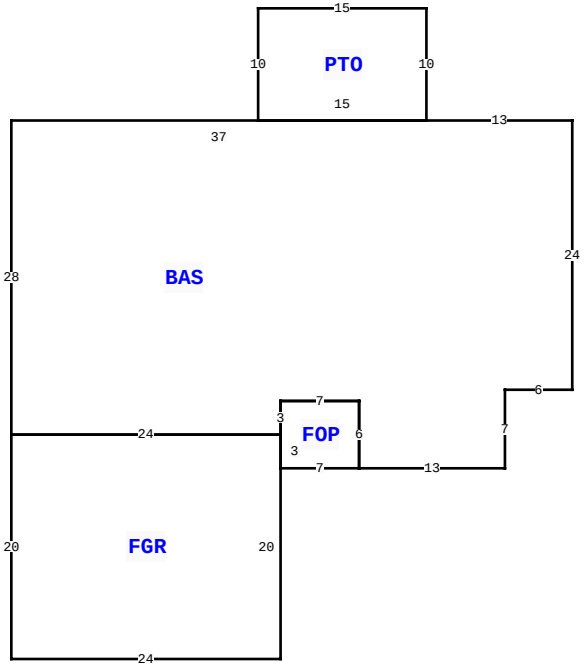
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,394	100		1,394	146,892
FGR	480	55		264	27,819
FOP	42	30		13	1,370
PTO	150	5		8	843
TOTALS	2,066			1,679	176,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,679	112.7000	123.97	208,146	2007	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2026 Heated Area: 1394 HX Base Yr 2026



1175 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	570.00	UT	3.00	3.00	100	2007	2007	3	100	1,710	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,924
TOTAL MARKET OB/XF VALUE		2,510
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		201,934
SOH/AGL Deduction		0
ASSESSED VALUE		201,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,523
TOTAL JUST VALUE		201,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
138	SFR	559	04/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1605	4/09/2025	WD	Q	I	01	265,000
GRANTOR: BLS INVEST LLC						
GRANTEE: ELLIS MISHA C						
1514/1779	5/16/2024	CT	U	I	18	161,000
GRANTOR: CLERK OF COURT						
GRANTEE: BLS INVEST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W15 S10 E15$ W37 S28 FGR= S20 E24 N20 W24$ E24 FOP= S3 E7 N6 W7 S3$ N3 E7 S6 E13 N7 E6 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,510

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 06/27/2025 BY TP Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS