LOT 22 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1189-1427, WD 1

BROWN VANQUIECE
1189 SW YORKTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-322

BUILDING CHARACTERISTICS

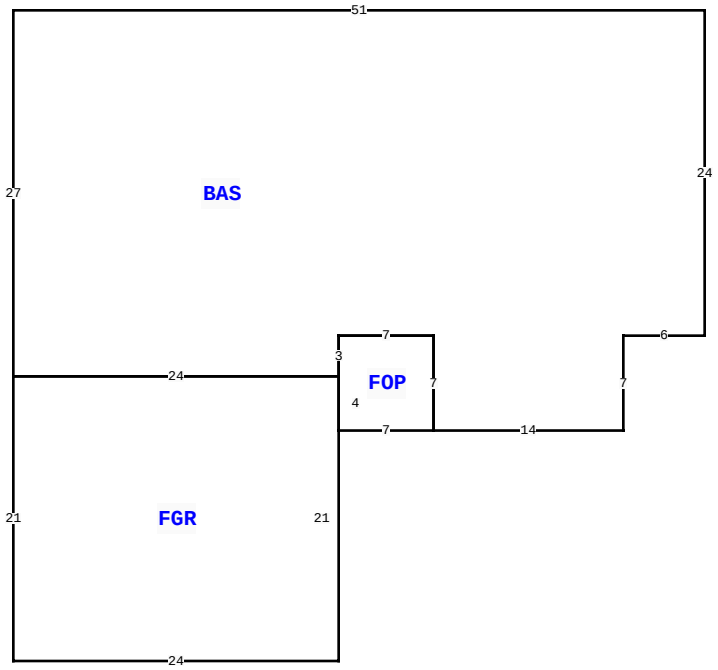
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	150,703
FGR	504	55		277	29,946
FOP	49	30		15	1,622
TOTALS	1,947			1,686	182,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,686	117.0000	128.70	216,988	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2025 Heated Area: 1394 HX Base Yr 2025



1189 SW YORKTOWN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		182,270
TOTAL MARKET OB/XF VALUE		2,063
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		206,833
SOH/AGL Deduction		0
ASSESSED VALUE		206,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,422
TOTAL JUST VALUE		206,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1345	SFR	50	08/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1363	4/25/2024	WD	Q	I	01	242,000
GRANTOR: SCHILLING GREGORY LLO						
GRANTEE: BROWN VANQUIECE						
1462/2506	3/25/2022	WD	Q	I	01	229,000
GRANTOR: COLBERT CAMELLIA AKA/						
GRANTEE: SCHILLING GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S27 FGR= S21 E24 N21 W24$ E24 FOP= S4 E7 N7 W7 S3$ N3 E7 S7 E14 N7 E6 N24$.

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	745.00	UT	2.50	2.50	100	2009	2009	3	100	1,863	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,063

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 05/15/2024 BY TP Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS