LOT 25 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1085-742, CWD 1

LINTON KRISTIN J
1229 SW YORKTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-325

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

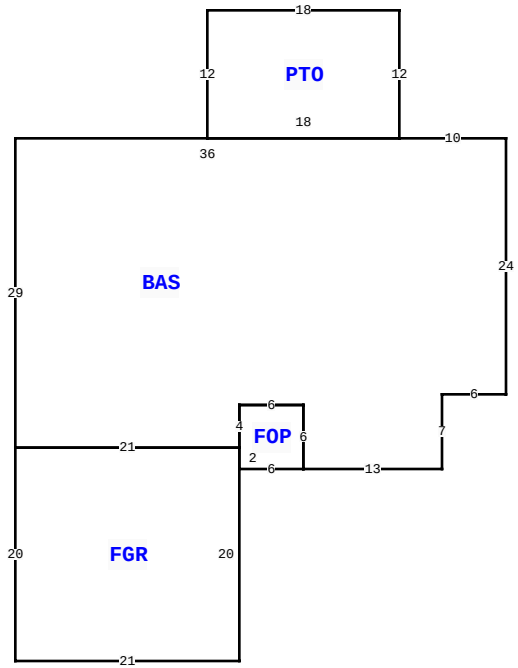
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,306	100		1,306	142,198
FGR	420	55		231	25,151
FOP	36	30		11	1,198
PTO	216	5		11	1,198
TOTALS	1,978			1,559	169,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	117.9120	134.42	209,561	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1306 HX Base Yr 2022



1229 SW YORKTOWN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		169,744
TOTAL MARKET OB/XF VALUE		1,596
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		193,840
SOH/AGL Deduction		26,467
ASSESSED VALUE		167,373
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,962
TOTAL JUST VALUE		193,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3727	SFR	360	05/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/170	2/22/2021	WD	Q	I	01	175,000
GRANTOR: REED KATIE L						
GRANTEE: LINTON KRISTIN J						
1320/1954	8/19/2016	WD	Q	I	01	96,000
GRANTOR: OSWALDO RODRIGUEZ & Y						
GRANTEE: KATIE L REED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N12 W18 S12 E18$ W36 S29 FGR= S20 E21 N20 W21$ E21 FOP= S2 E6 N6 W6 S4$ N4 E6 S6 E13 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	532.00	UT	3.00	3.00	100	2006	2006	3	100	1,596	

LAND DESCRIPTION

TOTAL OB/XF 1,596

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: 0.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS