

LOT 26 GRANDVIEW VILLAGE UNIT  
4, AND BEGIN AT THE NW COR  
OF LOT 27 UNIT 4 RUN S 49 DEG

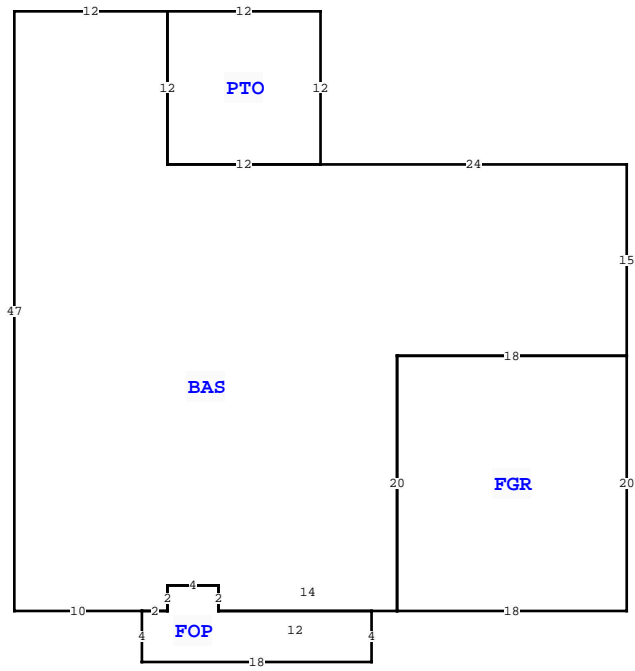
ACEMCD LLC  
3101 W US HIGHWAY 90, SUITE 201  
LAKE CITY, FL 32055

**2026**

06-4S-17-08018-326

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,456	100	
FGR	360	55	
FOP	80	30	
PTO	144	5	
TOTALS	2,040		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,685	110.3480	123.59	208,249	2006	2006	0	10	0	19.00
1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		147,857
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		171,977
SOH/AGL Deduction		0
ASSESSED VALUE		171,977
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		171,977
TOTAL JUST VALUE		171,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3804	SFR	418	07/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2786	4/01/2019	WD Q	Q	I	01	110,000

GRANTOR: JOSEPH V & KRISTINE C  
GRANTEE: ACEMCD LLC  
1151/0515 5/23/2008 WD Q V 01 100  
GRANTOR: GENESIS DEVELOPERS LL  
GRANTEE: JOSEPH V & KRISTINE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W24 PTO= N12 W12 S12 E12\$ W12 N12 W12 S47 E10 FOP= S4 E18 N4 W12 N2 W4 S2 W2\$ E2 N2 E4 S2 E14 FGR= E18 N20 W18 S20\$ N20 E18 N15\$.	

EXTRA FEATURES																
L N	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	540.00	UT	3.00	3.00	100	2006	2006	3	100	1,620	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							