LOT 28 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455, WD 1102-2184, CT 1163-1116, WD 1169-

GOFF DONALD J JR
1212 SW YORKTOWN GLN
LAKE CITY, FL 32056

**2026**

**06-4S-17-08018-328**

## BUILDING CHARACTERISTICS

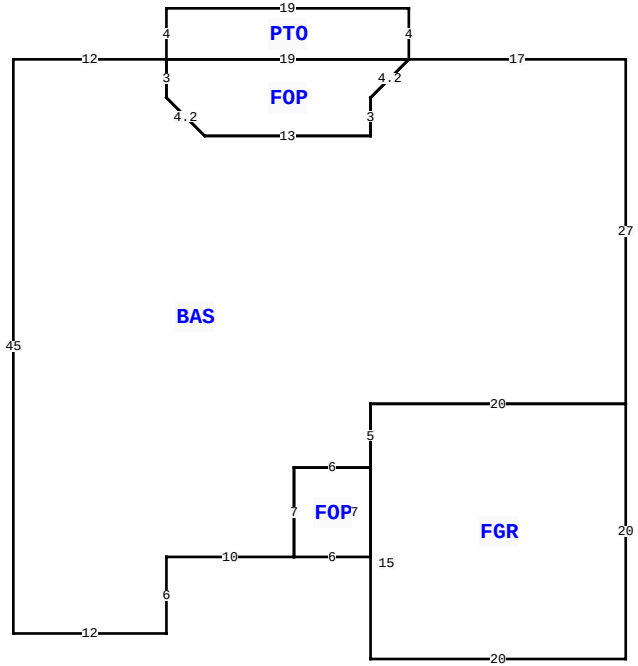
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 1,566 | 100 | | 1,566 | 163,098 |
| FGR | 400 | 55 | | 220 | 22,913 |
| FOP | 42 | 30 | | 13 | 1,354 |
| FOP | 96 | 30 | | 29 | 3,020 |
| PTO | 76 | 5 | | 4 | 416 |
| TOTALS | 2,180 | | | 1,832 | 190,803 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,832 | 114.8000 | 128.58 | 235,559 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1566 HX Base Yr 2018




1212 SW YORKTOWN GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| 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 | 656.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 1,968 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 190,803 |
| TOTAL MARKET OB/XF VALUE | | 1,968 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 215,271 |
| SOH/AGL Deduction | | 74,457 |
| ASSESSED VALUE | | 140,814 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 89,403 |
| TOTAL JUST VALUE | | 215,271 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 217,626 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3791 | SFR | 50 | 07/27/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1337/1945 | 5/26/2017 | WD | Q | I | 01 | 139,000 |
| GRANTOR: DENNIS THOMSON | | | | | | |
| GRANTEE: DONALD J GOFF JR | | | | | | |
| 1303/1868 | 10/22/2015 | WD | Q | I | 01 | 124,000 |
| GRANTOR: S & P ENTERPRISES INC | | | | | | |
| GRANTEE: DENNIS THOMPSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 PTO= N4 W19 S4 E19$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S45 E12 N6 E10 FOP= E6 N7 W6 S7$ N7 E6 FGR= S15 E20 N20 W20 S5$ N5 E20 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 1,968

| 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 06/23/2026 BY SYS