LOT 32 GRANDVIEW VILLAGE UNIT
4. EX W 2 FT OF SAID LOT 32.
WD 1076-2455, WD 1124-2768,

CHEN YONGZENG/LIN RONG
1154 SW YORKTOWN GLN
LAKE CITY, FL 32024

2027

06-4S-17-08018-332

BUILDING CHARACTERISTICS

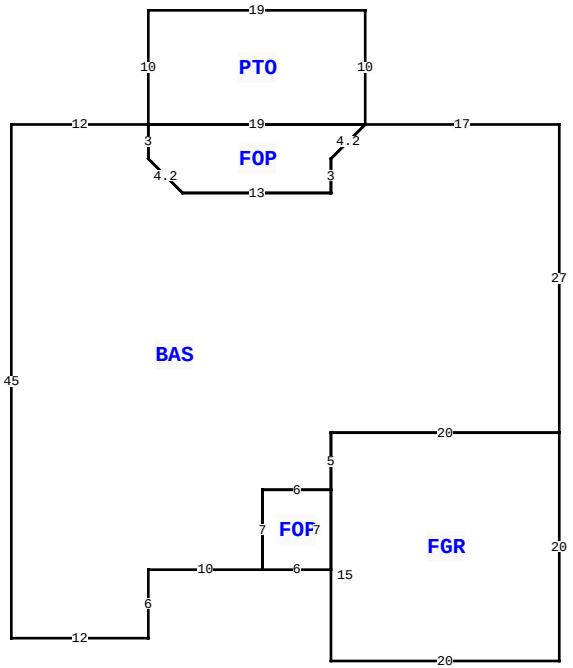
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	159,065
FGR	400	55		220	22,346
FOP	42	30		13	1,320
FOP	96	30		29	2,946
PTO	190	5		10	1,016
TOTALS	2,294			1,838	186,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	114.0000	125.40	230,485	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 1566 HX Base Yr 2008



1154 SW YORKTOWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	186,693
TOTAL MARKET OB/XF VALUE	1,968
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	211,161
SOH/AGL Deduction	69,438
ASSESSED VALUE	141,723
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	90,312
TOTAL JUST VALUE	211,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3743	SFR	368	05/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/2349	8/08/2007	QC	Q	I	01	100
GRANTOR: YONGZENG CHEN						
GRANTEE: YONGZENG CHEN & RON						
1124/2768	7/09/2007	WD	Q	I		170,000
GRANTOR: GENESIS DEVELOPERS FK						
GRANTEE: YONGZENG CHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W19 S10 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$.

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	

TOTAL OB/XF 1,968

LAND DESCRIPTION

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: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS