

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

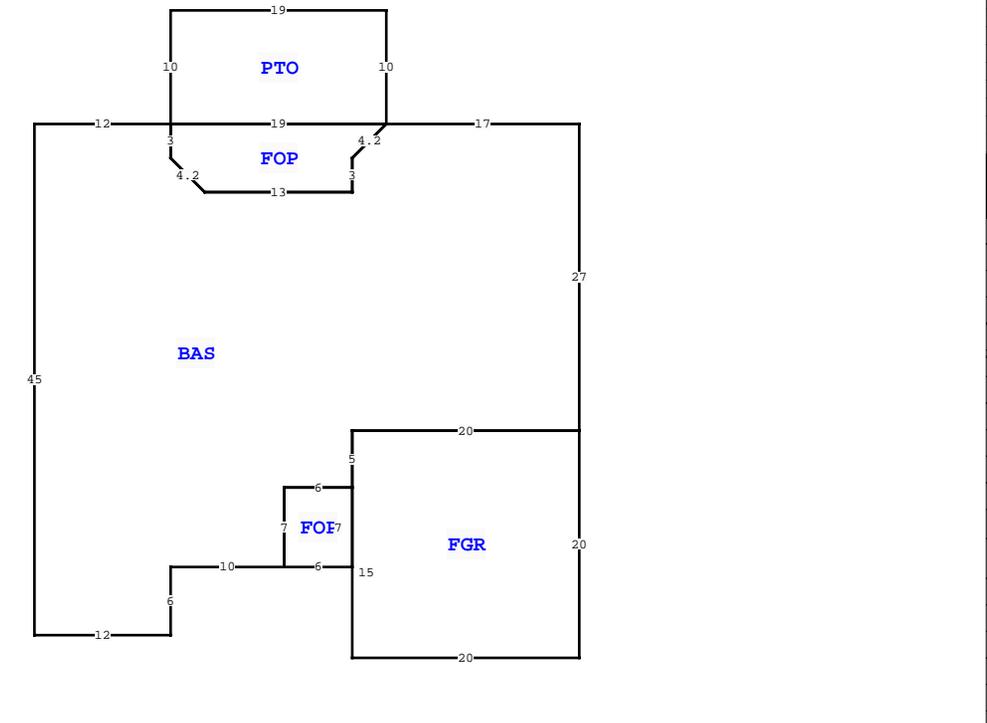
CHEN YONGZENG/LIN RONG  
 1154 SW YORKTOWN GLN  
 LAKE CITY, FL 32024

**2026**

06-4S-17-08018-332

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	129.96	238,866	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2008 Heated Area: 1566 HX Base Yr 2008														



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	164,849
FGR	400	55		220	23,159
FOP	42	30		13	1,368
FOP	96	30		29	3,053
PTO	190	5		10	1,053
TOTALS	2,294			1,838	193,481

1154 SW YORKTOWN GLN, LAKE CITY

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

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	100	0	0		656.00	UT	3.00				3	100	1,968	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			193,481
TOTAL MARKET OB/XF VALUE			1,968
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			217,949
SOH/AGL Deduction			80,354
ASSESSED VALUE			137,595
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			86,184
TOTAL JUST VALUE			217,949
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,902

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\$.

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	100		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							