

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

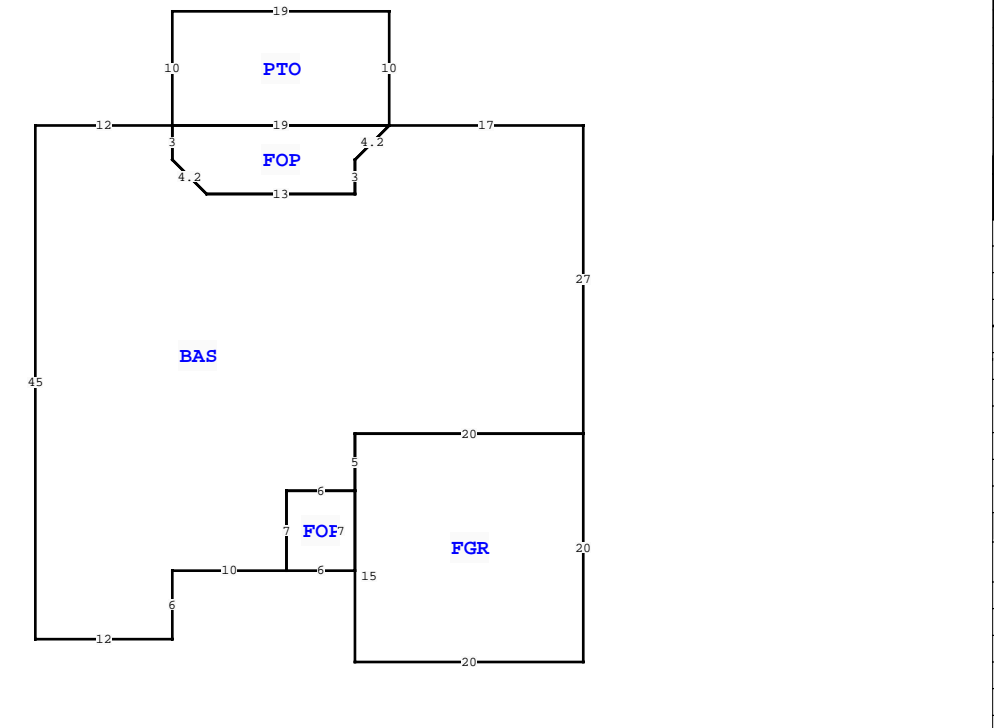
CHEN YONGZENG/LIN RONG
 1154 SW YORKTOWN GLN
 LAKE CITY, FL 32024

2026

06-4S-17-08018-332

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

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	127.68	234,676	2006	2006	0	0	19.00	81.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	161,957
FGR	400	55		220	22,753
FOP	42	30		13	1,345
FOP	96	30		29	2,999
PTO	190	5		10	1,034
TOTALS	2,294			1,838	190,088

1154 SW YORKTOWN GLN, LAKE CITY

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

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	656.00	UT	3.00	3.00	100	2006	2006	3	100	1,968	

TOTAL OB/XF															
1,968															

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							

REVIEW DATE																								
09/20/2016																								

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		190,088
TOTAL MARKET OB/XF VALUE		1,968
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		214,556
SOH/AGL Deduction		76,961
ASSESSED VALUE		137,595
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,184
TOTAL JUST VALUE		214,556
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\$.	