LOT 35 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1116-2407,

ZHENG SU JIN/XIE MIN XIA
1108 SW YORKTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-335

BUILDING CHARACTERISTICS

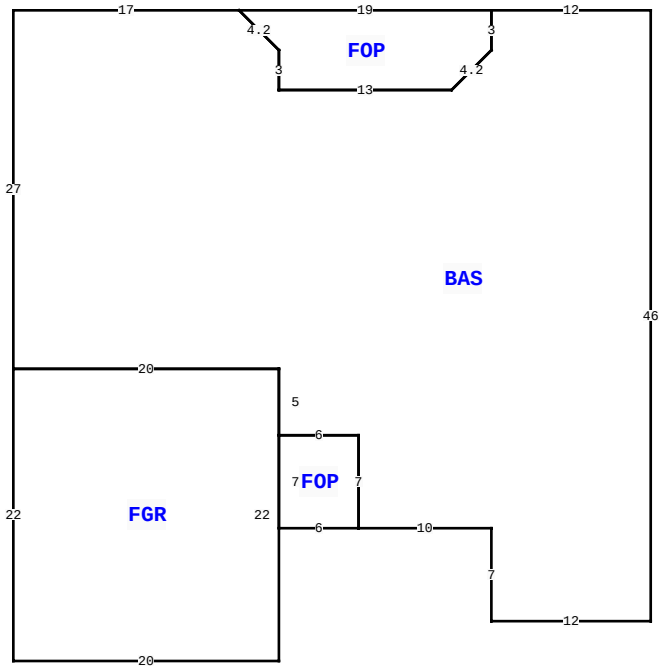
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,578	100		1,578	190,956
FGR	440	55		242	29,285
FOP	42	30		13	1,574
FOP	96	30		29	3,509
TOTALS	2,156			1,862	225,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	118.2951	130.12	242,283	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 1578 HX Base Yr 2020



1108 SW YORKTOWN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		225,323
TOTAL MARKET OB/XF VALUE		1,210
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		244,533
SOH/AGL Deduction		54,900
ASSESSED VALUE		189,633
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,222
TOTAL JUST VALUE		244,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
874	SFR	0	10/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/2556	1/18/2019	WD	Q	I	01	163,900
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: SU JIN ZHENG & MIN						
1116/2407	4/18/2007	WD	Q	V	01	185,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: CORNERSTONE DEVELOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S22 E20 N22 W20$ E20 S5 FOP= S7 E6 N7 W6$ E6 S7 E10 S7 E12 N46$.

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	605.00	UT	2.00	2.00	100	2018	2018	3	100	1,210	

LAND DESCRIPTION

TOTAL OB/XF 1,210

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	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 09/05/2018 BY HC Total Acres: 0.18 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS