LOT 39 GRANDVIEW VILLAGE
UNIT 4. WD 1076-2455.
WD 1098-2411, CT 1256-1217,

FULTON TONY D/WILLIAMS EBONY C
1048 SW YORKTOWN GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-339

BUILDING CHARACTERISTICS

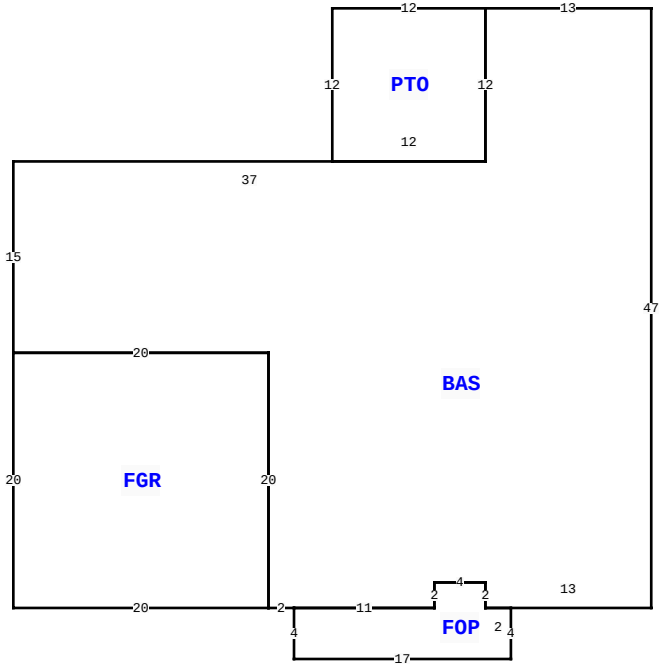
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,498	100		1,498	152,886
FGR	400	55		220	22,453
FOP	76	30		23	2,347
PTO	144	5		7	714
TOTALS	2,118			1,748	178,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	112.5040	126.00	220,248	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2016 Heated Area: 1498 HX Base Yr 2016



1048 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		178,401
TOTAL MARKET OB/XF VALUE		1,995
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		202,896
SOH/AGL Deduction		73,232
ASSESSED VALUE		129,664
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,253
TOTAL JUST VALUE		202,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047701	Roof Replacement	16,845	07/19/2023
3763	SFR	418	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/1084	2/04/2015	WD	U	I	18	91,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TONY D FULTON & EBO						
1256/1217	4/13/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LEE)						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= W12 S12 E12 N12$ S12 W37 S15 FGR= S20 E20 N20 W20$ E20 S20 E2 FOP= S4 E17 N4 W2 N2 W4 S2 W11$ E11 N2 E4 S2 E13 N47$.

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	665.00	UT	3.00	3.00	100	2006	2006	3	100	1,995	

LAND DESCRIPTION

TOTAL OB/XF 1,995

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 09/21/2016 BY DF Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/22/2026 BY SYS