

LOT 40 GRANDVIEW VILLAGE  
 UNIT 4. WD 1076-2455, WD 1106-  
 2102, WD 1347-2468, WD 1347-

HARTOPP SHANE H  
 1036 SW YORKTOWN GLN  
 LAKE CITY, FL 32025

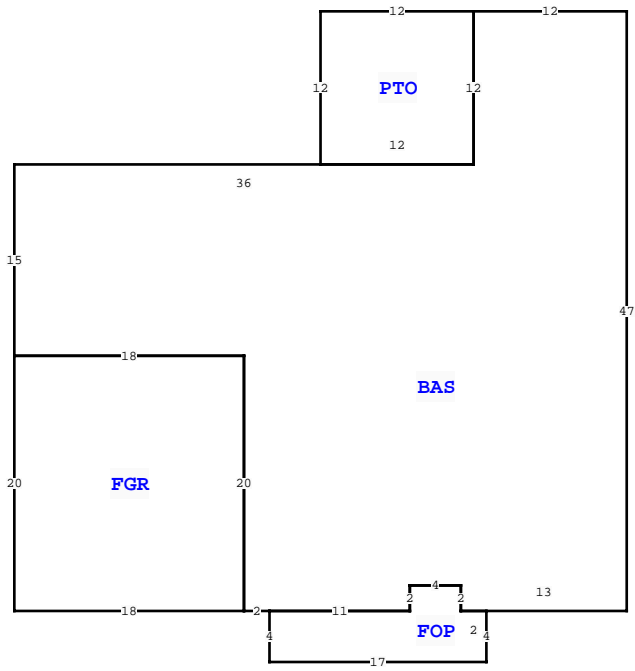
2026

06-4S-17-08018-340



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	12	HARDWOOD	90
Interior Floor	08	SHT VINYL	10
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
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
BAS	1,456	100	
FGR	360	55	
FOP	76	30	
PTO	144	5	
TOTALS	2,036		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 1456						HX Base Yr 2018					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		189,818	
TOTAL MARKET OB/XF VALUE		1,620	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		213,938	
SOH/AGL Deduction		74,635	
ASSESSED VALUE		139,303	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		87,892	
TOTAL JUST VALUE		213,938	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,171	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3817	SFR	468	07/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2468	11/10/2017	WD	Q	I	01	139,000
GRANTOR: GREGORY & CANDYCE BLU						
GRANTEE: SHANE H HARTOPP						
1106/2102	12/27/2006	WD	Q	I		158,100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: GREGORY & CANDYCE B						

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			3.00	100	2006	2006	3	100	1,620	

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							