

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

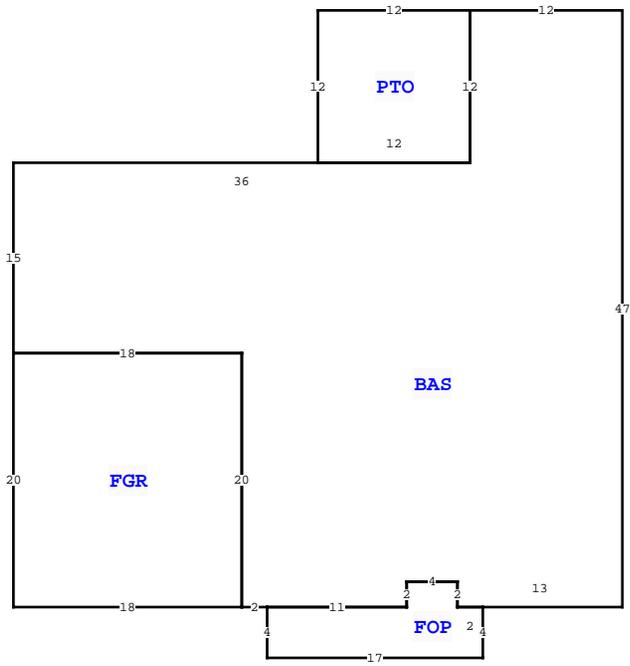
HARTOPP SHANE H
 1036 SW YORKTOWN GLN
 LAKE CITY, FL 32025

2026

06-4S-17-08018-340


ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
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	TOT ADJ AREA
BAS	1,456	100		1,456
FGR	360	55		198
FOP	76	30		23
PTO	144	5		7
TOTALS	2,036			1,684

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							15.00	85.00
Heated Area: 1456 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,210
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		217,330
SOH/AGL Deduction		78,027
ASSESSED VALUE		139,303
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,892
TOTAL JUST VALUE		217,330
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	540.00	UT	3.00	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							