LOT 44 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1169-2704, WD 1

PRESTON ROBERT F/PRESTON COLLEEN M
998 SW YORKTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-344

BUILDING CHARACTERISTICS

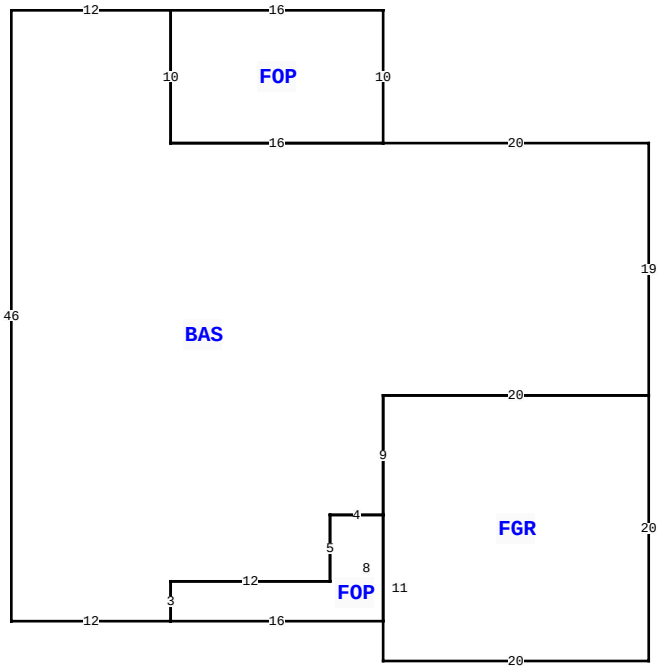
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,440	100		1,440	173,543
FGR	400	55		220	26,514
FOP	68	30		20	2,410
FOP	160	30		48	5,785
TOTALS	2,068			1,728	208,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	132.0000	145.20	250,906	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 1440 HX Base Yr 2022



998 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	208,252
TOTAL MARKET OB/XF VALUE	1,329
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	232,081
SOH/AGL Deduction	19,560
ASSESSED VALUE	212,521
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	161,110
TOTAL JUST VALUE	232,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
445	SFR	450	12/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/1730	4/07/2021	WD	Q	I	01	187,000
GRANTOR: CHADWICK JAMES A						
GRANTEE: PRESTON ROBERT F						
1366/2761	8/17/2018	WD	Q	I	01	144,000
GRANTOR: RICKY L LACKEY JR						
GRANTEE: JAMES A CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S46 E12 FOP= E16 N8 W4 S5 W12 S3$ N3 E12 N5 E4 FGR= S11 E20 N20 W20 S9$ N9 E20 N19 W20 FOP= N10 W16 S10 E16$ W16 N10$.

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	443.00	UT	3.00	3.00	100	2008	2008	3	100	1,329	

LAND DESCRIPTION

TOTAL OB/XF 1,329

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: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS