LOT 45 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1137-2242, WD 1

JGMS, LLC
3101 W US HIGHWAY 90, # 201
LAKE CITY, FL 32055

2026

06-4S-17-08018-345

COLUMBIA COUNTY PROPERTY

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	08	SHT VINYL 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	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	1,492	100		1,492	135,140
FGR	380	55		209	18,930
FOP	32	30		10	906
PTO	120	5		6	544
TOTALS	2,024			1,717	155,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	110.3480	125.80	215,999	2007	2007	0	10	0	18.00	72.00

1 SINGLE FAM 0% - 2025 Heated Area: 1492 HX Base Yr

999 SW YORKTOWN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	155,519
TOTAL MARKET OB/XF VALUE	1,804
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	179,823
SOH/AGL Deduction	0
ASSESSED VALUE	179,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,823
TOTAL JUST VALUE	179,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
295	SFR	503	08/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/2798	1/18/2024	QC	U	I	11	100
GRANTOR: STREICHER MICHAEL						
GRANTEE: JGMS, LLC						
1296/2014	2/09/2015	WD	U	I	18	0
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N10 W12 S10 E12$ W38 S16 FGR= S20 E19 N20 W19$ E19 S20 FOP= S4 E8 N4 W8$ E33 N36$.

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	0	0	0	568.00	UT	3.00	3.00	100	2007	2007	3	100	1,704	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,804

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	0		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 05/07/2026 BY SYS