LOT 46 GRANDVIEW VILLAGE
UNIT 4.

MCBRIDE HENRY A/MCBRIDE FRANCES LYNELL
1013 SW YORKTOWN GLN
LAKE CITY, FL 32025-0434

2026

06-4S-17-08018-346

BUILDING CHARACTERISTICS

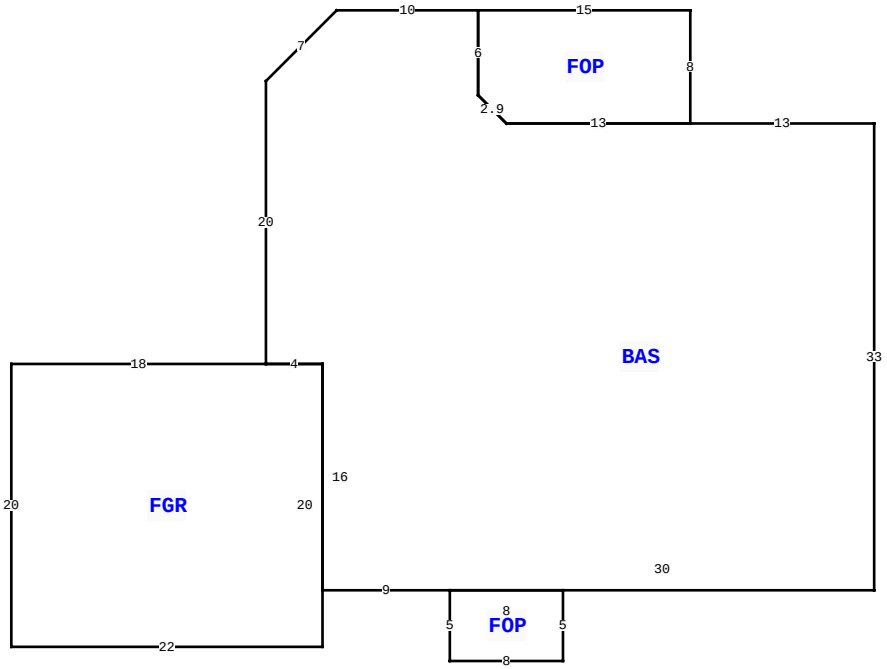
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,465	100		1,465	158,223
FGR	440	55		242	26,137
FOP	40	30		12	1,296
FOP	118	30		35	3,780
TOTALS	2,063			1,754	189,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	117.6000	131.71	231,019	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2020 Heated Area: 1465 HX Base Yr 2020



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

1013 SW YORKTOWN GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		189,436
TOTAL MARKET OB/XF VALUE		1,965
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		213,901
SOH/AGL Deduction		61,083
ASSESSED VALUE		152,818
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,407
TOTAL JUST VALUE		213,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044221	Roof Replacement	13,834	04/19/2022
271	SFR	580	07/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0801	9/09/2019	WD	Q	I	01	151,500
GRANTOR: BETTY L BROWN						
GRANTEE: HENRY A & FRANCES L						
1370/2554	10/16/2018	WD	Q	I	01	144,900
GRANTOR: SHERMAN R GENTRY						
GRANTEE: BETTY L BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N8 W15 S6 D2 R2 E13$ W13 L2 U2 N6 W10 D5 L5 S20 FGR= W18 S20 E22 N20 W4$ E4 S16 E9 FOP= S5 E8 N5 W8$ E30 N33$.

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	655.00	UT	3.00	3.00	100	2007	2007	3	100	1,965	

LAND DESCRIPTION

TOTAL OB/XF 1,965

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