LOT 48 GRANDVIEW VILLAGE UNIT 4.
WD 1076-2455, WD 1123-1108, QC 1

MASTERSON JOHN DAVID/MASTERSON MARY JOY BODIONGAN
1063 SW YORKTOWN GLN
LAKE CITY, FL 32025-0434

2027

06-4S-17-08018-348

BUILDING CHARACTERISTICS

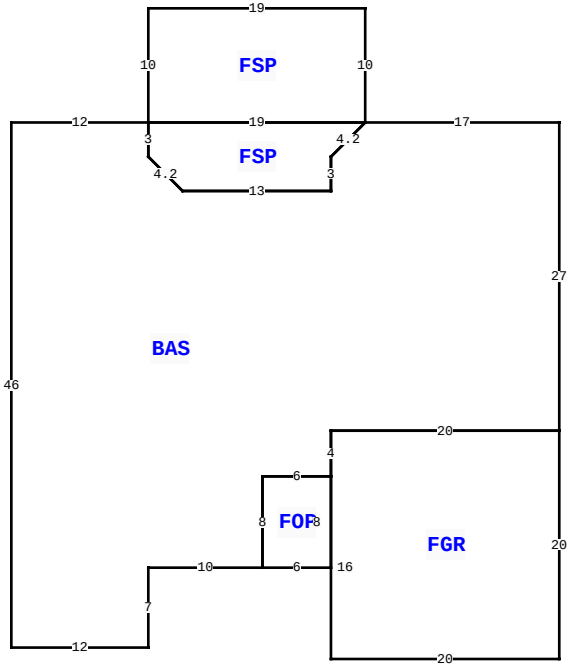
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,572	100		1,572	161,710
FGR	400	55		220	22,631
FOP	48	30		14	1,440
FSP	96	40		38	3,909
FSP	190	40		76	7,818
TOTALS	2,306			1,920	197,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	114.0480	125.45	240,864	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1572 HX Base Yr



1063 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	197,508
TOTAL MARKET OB/XF VALUE	8,142
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	228,150
SOH/AGL Deduction	0
ASSESSED VALUE	228,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,150
TOTAL JUST VALUE	228,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/295	6/30/2026	QC	U	I	11	100
GRANTOR: MASTERSON JOHN DAVID						
GRANTEE: MASTERSON JOHN DAVI						
1541/1112	5/22/2025	QC	U	I	11	100
GRANTOR: MASTERSON JOHN DAVID						
GRANTEE: MASTERSON JOHN DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N10 W19 S10 E19$ FSP= W19 S3 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N8 W6 S8$ N8 E6 FGR= S16 E20 N20 W20 S4$ N4 E20 N27$.

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	614.00	UT	3.00	3.00	100	2007	2007	3	100	1,842	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 8,142

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 09/04/2025 BY TW Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS