

LOT 50 GRANDVIEW VILLAGE
 UNIT 4.
 WD 1076-2455, WD 1176-156, CT

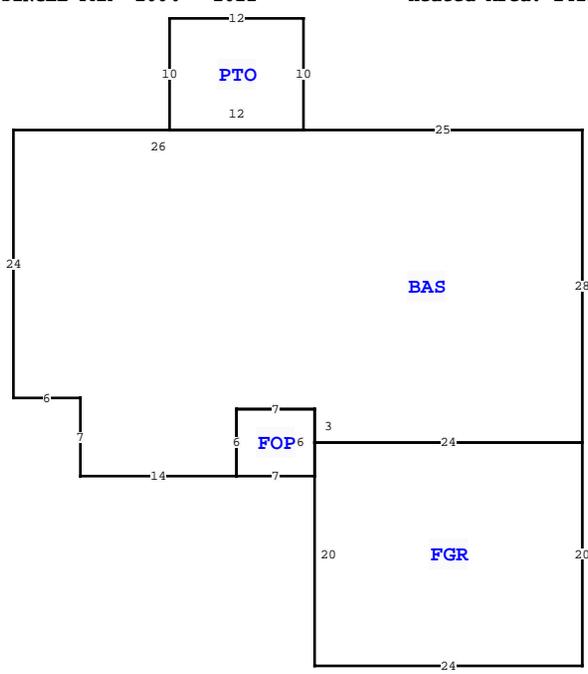
MCLENDON ALANA
 1093 SW YORKTOWN GLN
 LAKE CITY, FL 32025

2026

06-4S-17-08018-350


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	13	LAM/VNLPLK	30
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
BAS	1,425	100	
FGR	480	55	
FOP	42	30	
PTO	120	5	
TOTALS	2,067		

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%	- 2022									
				Heated Area: 1425				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			188,580
TOTAL MARKET OB/XF VALUE			1,885
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			212,965
SOH/AGL Deduction			29,405
ASSESSED VALUE			183,560
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			132,149
TOTAL JUST VALUE			212,965
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1195	SFR	469	02/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2682	5/01/2020	WD Q	Q	I	01	161,900
GRANTOR: RON & JAN TURBEVILLE						
GRANTEE: ALANA MCLENDON						
1396/1077	10/14/2019	CT U	I	18		118,000
GRANTOR: CLERK OF COURT						
GRANTEE: RON & JAN TURBEVILL						

EXTRA FEATURES		1093 SW YORKTOWN GLN, LAKE CITY														
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	0			2.50	100	2009	2009	3	100	1,585	
2	0169	FENCE/WOOD	0	100	0	0			0.00	100	2012	2012	3	100	300	

TOTAL OB/XF		1,885															
BLD DATE		LGL DATE	04/21/2023	MLU													
XF DATE		LAND DATE															
INC DATE		AG DATE															

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W25 PTO= N10 W12 S10 E12\$ W26 S24 E6 S7 E14 FOP= E7 N6 W7 S6\$ N6 E7 S3 FGR= S20 E24 N20 W24\$ E24 N28\$.

LAND DESCRIPTION		TOTAL OB/XF													1,885									
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							