

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

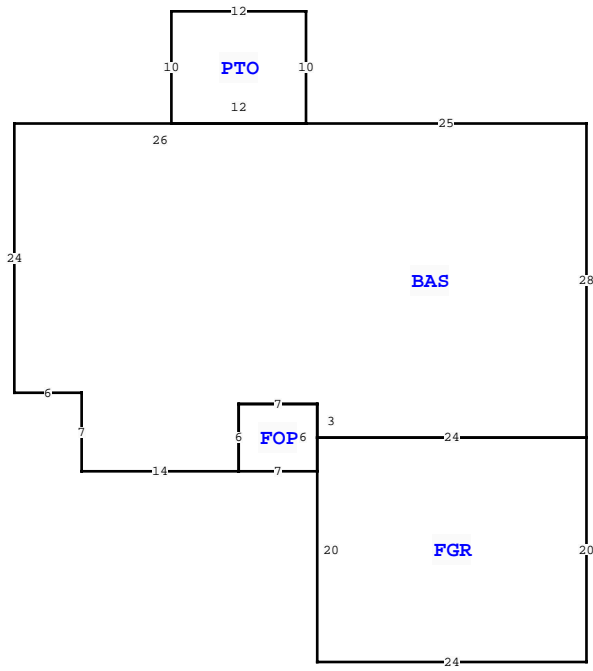
MCLENDON ALANA
 1093 SW YORKTOWN GLN
 LAKE CITY, FL 32025

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	154,581
FGR	480	55		264	28,638
FOP	42	30		13	1,410
PTO	120	5		6	651
TOTALS	2,067			1,708	185,280

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		185,280	
TOTAL MARKET OB/XF VALUE		1,885	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		209,665	
SOH/AGL Deduction		26,105	
ASSESSED VALUE		183,560	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		132,149	
TOTAL JUST VALUE		209,665	
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	

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							

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\$.