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

MCCLENDON ALANA
1093 SW YORKTOWN GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-350

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	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

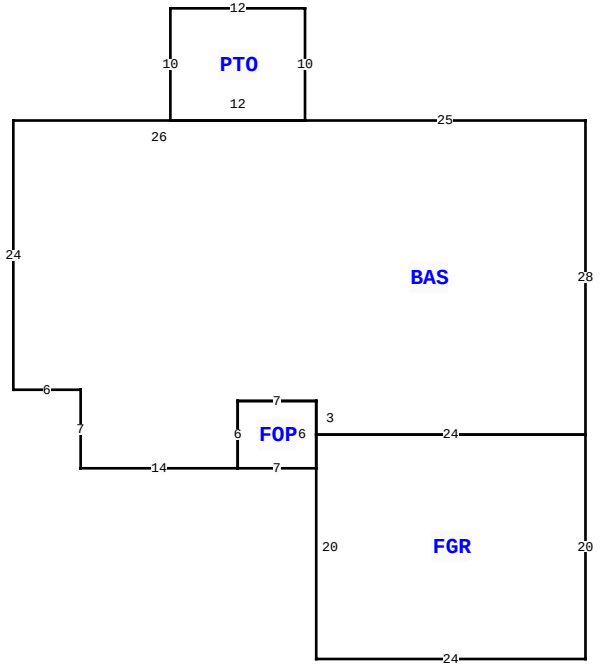
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	151,816
FGR	480	55		264	28,126
FOP	42	30		13	1,385
PTO	120	5		6	639
TOTALS	2,067			1,708	181,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,708	115.3000	126.83	216,626	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2022 Heated Area: 1425 HX Base Yr 2022



1093 SW YORKTOWN GLN, LAKE CITY

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

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	634.00	UT	2.50	2.50	100	2009	2009	3	100	1,585	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	181,966
TOTAL MARKET OB/XF VALUE	1,885
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	206,351
SOH/AGL Deduction	17,284
ASSESSED VALUE	189,067
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	137,656
TOTAL JUST VALUE	206,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,665

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	I	01	161,900
GRANTOR: RON & JAN TURBEVILLE						
GRANTEE: ALANA MCCLENDON						
1396/1077	10/14/2019	CT	U	I	18	118,000
GRANTOR: CLERK OF COURT						
GRANTEE: RON & JAN TURBEVILL						

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

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 11/17/2026 BY SYS