

LOT 51 GRANDVIEW VILLAGE  
 UNIT 4. WD 1076-2455, WD 1108-  
 2528, WD 1180-1655, WD 1361-

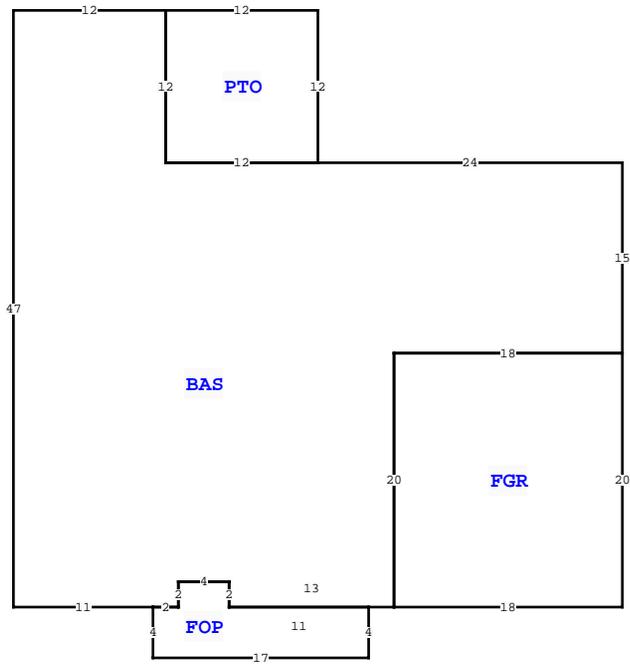
ROSNER ALDEN J  
 1084 SW FAIRFAX GLEN  
 LAKE CITY, FL 32025

**2026**

06-4S-17-08018-351  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
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
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	1,456	100	
FGR	360	55	
FOP	76	30	
PTO	144	5	
TOTALS	2,036		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0	127.31	214,390	2007	2007	0	0	18.00	82.00	Heated Area: 1456 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			175,800
TOTAL MARKET OB/XF VALUE			2,125
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			200,425
SOH/AGL Deduction			0
ASSESSED VALUE			200,425
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			200,425
TOTAL JUST VALUE			200,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3951	SFR	468	10/10/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0757	5/29/2018	WD	Q	I	01	141,000

GRANTOR: ROSALIE MARKS  
 GRANTEE: ALDEN J ROSNER  
 1180/1655 7/22/2009 WD Q I 01 104,600  
 GRANTOR: NIKOLAY TKACHEV  
 GRANTEE: ROSALIE MARKS

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 PTO= N12 W12 S12 E12\$ W12 N12 W12 S47 E11 FOP= S4 E17 N4 W11 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 FGR= E18 N20 W18 S20\$ N20 E18 N15\$.	

EXTRA FEATURES																
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	0	0	675.00	UT	3.00	3.00	100	2007	2007	3	100	2,025	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION														TOTAL OB/XF										
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	0		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							