LOT 1 BLOCK 3 GRANDVIEW PARK.
481-179, 640-444, 703-155, 845-1

SCOTT AARON/SCOTT STEPHANIE
1114 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

06-4S-17-08019-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

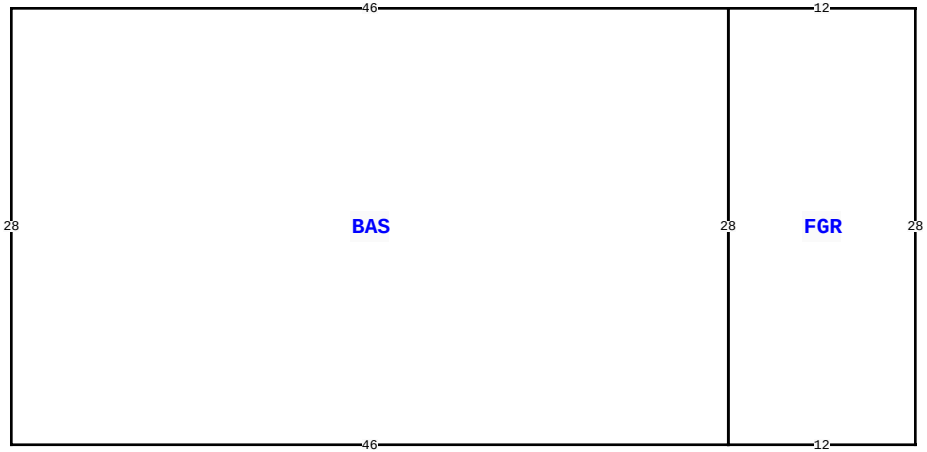
NEIGHBORHOOD/LOC 6417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	137,113
FGR	336	55		185	19,694
TOTALS	1,624			1,473	156,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,473	113.8500	125.24	184,479	1979	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025 Heated Area: 1288 HX Base Yr 2025



1114 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		156,807
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		23,562
TOTAL MARKET VALUE		183,269
SOH/AGL Deduction		0
ASSESSED VALUE		183,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,858
TOTAL JUST VALUE		183,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,111

SALE:1:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044959	Roof Replacement	9,215	07/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2752	12/19/2024	WD	Q	I	01	229,000
GRANTOR: KICKER DALEE						
GRANTEE: SCOTT AARON						
1486/2011	3/20/2023	LE	U	I	14	100
GRANTOR: JOHNSTON JAMES HOWARD						
GRANTEE: JOHNSTON JAMES HOWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S28 E46 FGR= E12 N28 W12 S28$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,900

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-	130.00	116.00	15,080.00	SF		1.00	1.00	1.25	1.25	1.56	23,562							

REVIEW DATE 02/06/2025 BY ME Total Acres: 0.35 Total Land Value: 23,562 Market: 0 Agricultural: 0 Common: 23,562 PRINTED 11/17/2026 BY SYS