

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

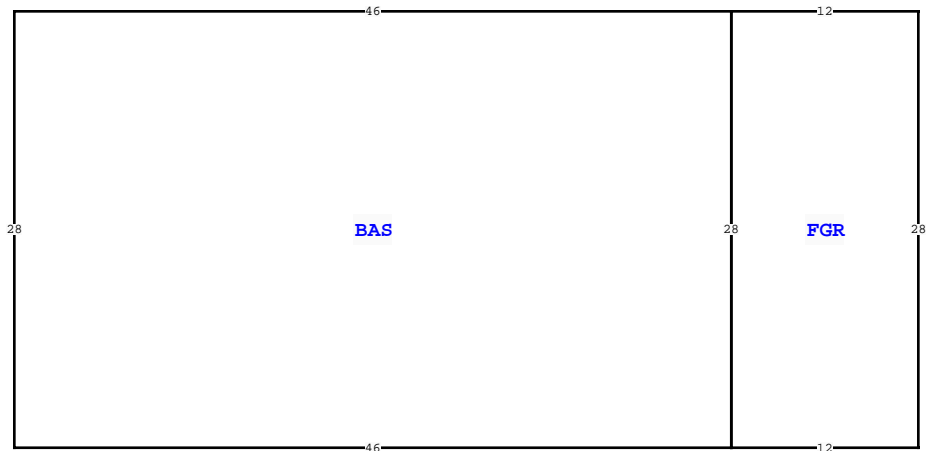
SCOTT AARON/SCOTT STEPHANIE  
1114 SW GRANDVIEW ST  
LAKE CITY, FL 32025

**2026**

06-4S-17-08019-035

BUILDING CHARACTERISTICS	
ELEMENT	CD
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
BAS	1,288
FGR	336
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,288
SUBAREA MARKET VALUE	139,598
	185
	20,051
TOTALS	1,624
	1,473
	159,649

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%	- 2025								
				Heated Area: 1288			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		159,649
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		23,562
TOTAL MARKET VALUE		186,111
SOH/AGL Deduction		0
ASSESSED VALUE		186,111
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,700
TOTAL JUST VALUE		186,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,335

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						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	139,598
FGR	336	55		185	20,051
TOTALS	1,624			1,473	159,649

1114 SW GRANDVIEW ST, LAKE CITY

BLD DATE	LGL DATE
	05/12/2026
XF DATE	LAND DATE
INC DATE	AG DATE

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	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	
TOTAL OB/XF															2,900		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 S28 E46 FGR= E12 N28 W12 S28\$ N28\$.	

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