LOT 1 BLOCK 1 GRANDVIEW VILLAGE
668-465, PB 925-1754, 930-1051 T

BRADLEY-MAXWELL JAZ'MYNE/BRADLEY CHLARATHA
1135 SW FAIRFAX GLN
LAKE CITY, FL 32025

2027

06-4S-17-08019-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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

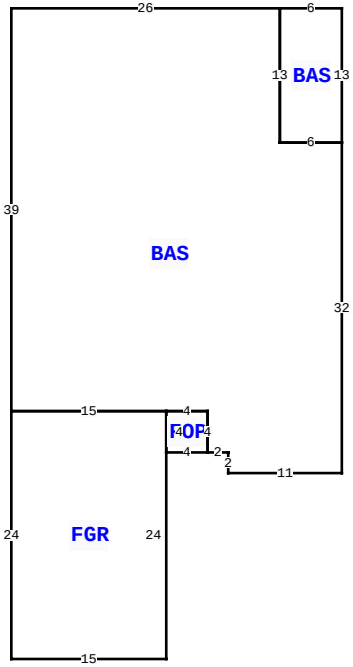
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	78	100		78	7,896
BAS	1,244	100		1,244	125,938
FGR	360	55		198	20,045
FOP	16	30		5	506
TOTALS	1,698			1,525	154,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	126.0720	138.68	211,487	1988	1998	0	0	0	27.00	73.00

2 SINGLE FAM 0% - 2025 Heated Area: 1322 HX Base Yr



1135 SW FAIRFAX GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	154,386
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	180,086
SOH/AGL Deduction	0
ASSESSED VALUE	180,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,086
TOTAL JUST VALUE	180,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,891

SALE:1:1: NEW CONSTRUCTION.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
549	MAINT/ALTR	100	12/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/955	5/29/2026	WD	Q	I	01	229,000
GRANTOR: BLS INVEST, LLC						
GRANTEE: BRADLEY-MAXWELL JAZ						
1520/1109	7/17/2024	CT	U	I	18	135,000
GRANTOR: CLERK OF COURT						
GRANTEE: BLS INVEST, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S39 FGR= S24 E15 N24 W15$ E15 FOP= S4 E4 N4 W4$ E4 S4 E2 S2 E11 N32 BAS= N13 W6 S13 E6$ W6 N13$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	0		*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 10/08/2026 BY TP Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS