COMM NE COR LOT 1 BLOCK 1
GRANDVIEW VILLAGE UNIT 1, RUN
W 209.96 FT, S 22.31 FT, W

BUDVEIT MICHAEL J
1191 SW FAIRFAX GLN
LAKE CITY, FL 32025-8429

2027

06-4S-17-08019-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		1 100
Frame		N/A 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

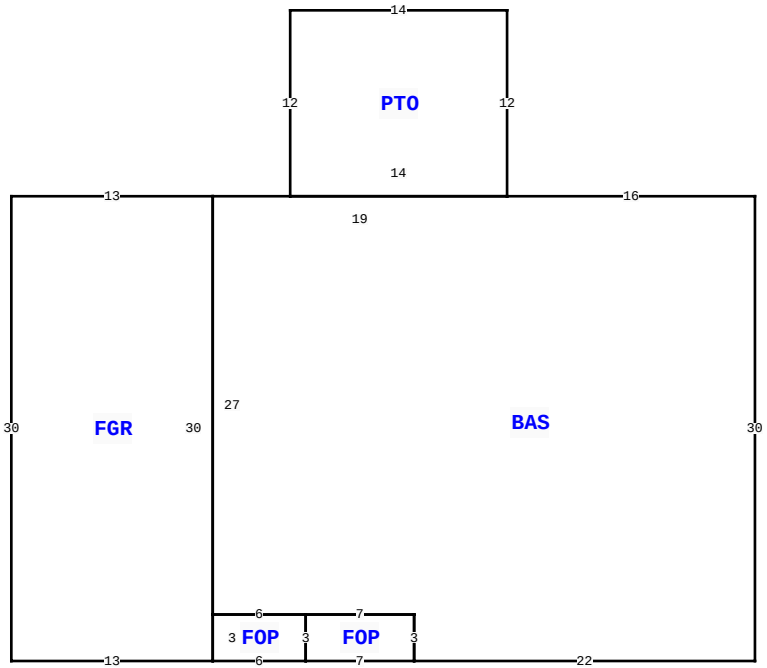
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,011	100		1,011	87,252
FGR	390	55		214	18,469
FOP	18	30		5	431
FOP	21	30		6	518
PTO	168	5		8	690
TOTALS	1,608			1,244	107,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	117.0960	128.81	160,240	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 0% - 0 Heated Area: 1011 HX Base Yr



1191 SW FAIRFAX GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,361
TOTAL MARKET OB/XF VALUE	918
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	130,779
SOH/AGL Deduction	0
ASSESSED VALUE	130,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,779
TOTAL JUST VALUE	130,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0862			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0028	2/28/2017	WD	Q	I	01	82,500
GRANTOR: DANIEL & KATHY T WINS						
GRANTEE: MICHAEL J BUDVEIT						
1322/1256	9/13/2016	WD	U	I	18	42,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DANIEL & KATHY T WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N12 W14 S12 E14$ W19 FGR= W13 S30 E13 N30$ S27
FOP= S3 E6 N3 W6$ E6 FOP= S3 E7 N3 W7$ E7 S3 E22 N30$.

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	10	42	420.00	UT	1.40	1.40	100	0	0	3	100	588	
2	0169	FENCE/WOOD	0	0	22	8	176.00	UT	7.50	7.50	25	1993	1993	3	25	330	

LAND DESCRIPTION

TOTAL OB/XF 918

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 09/21/2016 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS