LOT 11 BLOCK 1 GRANDVIEW VILLAGE

800-1652, 1000-2730, WD 1068-127

FOSTER CHARLES W
1213 SW FAIRFAX GLN
LAKE CITY, FL 32025

2027

06-4S-17-08019-111

BUILDING CHARACTERISTICS

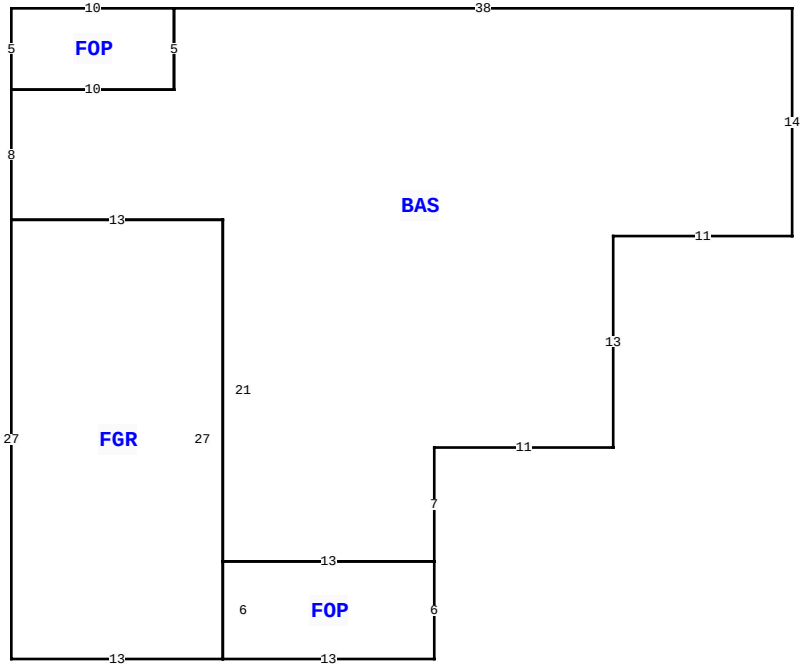
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,012	100		1,012	77,138
FGR	351	55		193	14,711
FOP	50	30		15	1,143
FOP	78	30		23	1,753
TOTALS	1,491			1,243	94,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,243	100.0620	110.07	136,817	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2020 Heated Area: 1012 HX Base Yr 2020



1213 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		94,746
TOTAL MARKET OB/XF VALUE		574
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		117,820
SOH/AGL Deduction		36,287
ASSESSED VALUE		81,533
TOTAL EXEMPTION VALUE	HX HB SX WR	81,533
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		117,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,541

SALE:1:1: LOT 11 BLOCK 1 GRANDVIEW VILLAGE UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/1348	6/28/2012	WD	U	I	12	50,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: CHARLES W & BONNIE						
1218/1245	5/16/2011	WD	U	I	12	118,000
GRANTOR: JAMIE A & EVA N ROGER						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= W10 S5 E10 N5$S5 W10 S8 FGR= S27 E13 N27 W13$ E13 S21 FOP= S6 E13 N6 W13$ E13 N7 E11 N13 E11 N14$.

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	287.00	UT	2.00	2.00	100	1995	1995	3	100	574	

LAND DESCRIPTION

TOTAL OB/XF 574

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-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: 0.11 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS