

BEG SW COR OF LOT 13 BLOCK 1
 GRANDVIEW VILLAGE S/D UNIT 1,
 RUN N 33 FT, RUN N 45 DEG E

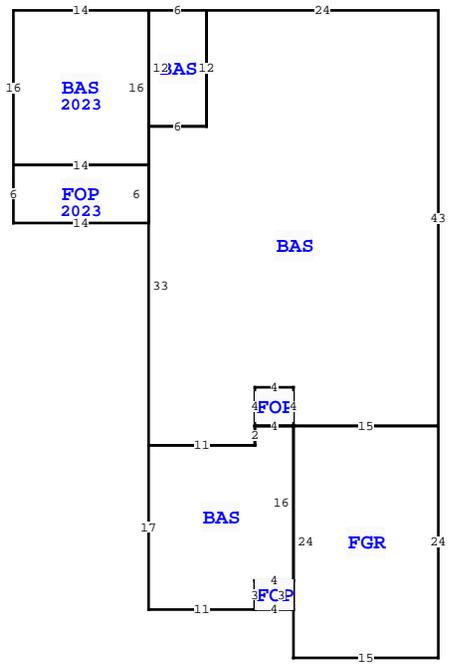
CHADWICK CAROL J
 1208 SW FAIRFAX GLN
 LAKE CITY, FL 32024

2026

06-4S-17-08019-113


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
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
BAS	72	100	
BAS	251	100	
BAS	1,240	100	
BAS	224	100	2023
FGR	360	55	
FOP	12	30	
FOP	16	30	
FOP	84	30	2023
TOTALS	2,259		

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%	- 2022								
				Heated Area: 1787							
					HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			165,146
TOTAL MARKET OB/XF VALUE			650
TOTAL LAND VALUE - MARKET			38,250
TOTAL MARKET VALUE			204,046
SOH/AGL Deduction			32,207
ASSESSED VALUE			171,839
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			120,428
TOTAL JUST VALUE			204,046
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,146
SALE:3:1: PART LOT 12, LOTS 13 & 14 & PART LOT 15			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-00265	SFR ADDN		04/22/2021
442	MAINT/ALTR	50	10/14/2013
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1352/1384	1/26/2018	WD Q	I 01
SALE PRICE: 115,000			
GRANTOR: JOHN & JANETTE T SMIT			
GRANTEE: CAROL J CHADWICK			
0969/0079	12/06/2002	WD Q	I
SALE PRICE: 87,500			
GRANTOR: SUSAN PARKER			
GRANTEE: JOHN & JANETTE T SM			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W24 S12 W6 S33 E11 N2 E4 E15 N43 \$			
FGR=[ORIG=-15,43] S24 E15 N24 W15 \$			
BAS=[ORIG=-30,45] S17 E11 N3 E4 N16 W4 S2 W11 \$			
BAS=[YR=2023;ORIG=-44,0] E14 S16 W14 N16 \$			
BAS=[ORIG=-24,0] W6 S12 E6 N12 \$			
FOP=[ORIG=-15,43] N4 W4 S4 E4 \$			
FOP=[ORIG=-19,62] E4 N3 W4 S3 \$			
FOP=[YR=2023;ORIG=-44,16] E14 S6 W14 N6 \$			

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	3	100	450
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT	0.00			3	100	200	

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	% 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	2.00	LT	1.00	1.00	0.85	22,500.00	19,125.00	38,250							