LOT 4 BLOCK 2 GRANDVIEW VILLAGE
626-776, 731-301, 755-761, 773-1

MILLENIA CAPITAL, INC
163 SW MIDTOWN PL, STE 105
LAKE CITY, FL 32025

2027

06-4S-17-08019-126

BUILDING CHARACTERISTICS

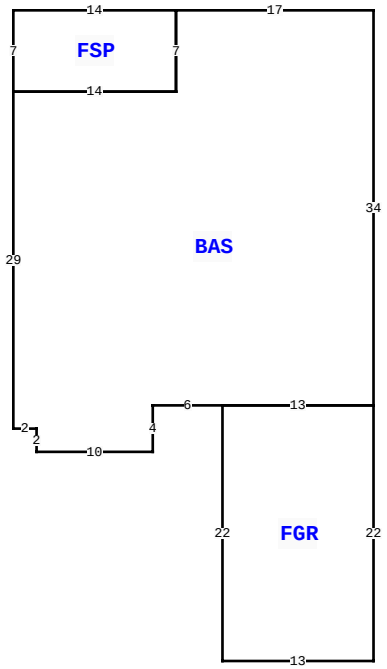
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	1,000	100		1,000	88,244
FGR	286	55		157	13,854
FSP	98	40		39	3,442
TOTALS	1,384			1,196	105,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,196	123.4200	135.76	162,369	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1000 HX Base Yr



1081 SW FAIRFAX GLN, LAKE CITY

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

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	370	
2	0296	SHED METAL	0	0	10	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,540
TOTAL MARKET OB/XF VALUE	870
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	128,910
SOH/AGL Deduction	0
ASSESSED VALUE	128,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,910
TOTAL JUST VALUE	128,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/2336	10/20/2022	WD	Q	I	01	165,000
GRANTOR: BEST SHARON M						
GRANTEE: MILLENIA CAPITAL, I						
0915/1307	12/01/2000	WD	Q	I		61,000
GRANTOR: BEARDSLEY'S						
GRANTEE: SHARON BEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= W14 S7 E14 N7$S7 W14 S29 E2 S2 E10 N4 E6 FGR= S22 E13 N22 W13$ E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 870

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 02/08/2023 BY CP Total Acres: 0.16 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS