

LOTS 6 & 7 BLOCK 2 GRANDVIEW
 VILLAGE UNIT 1. 648-528,
 697-128, LE 699-817, PB 972-

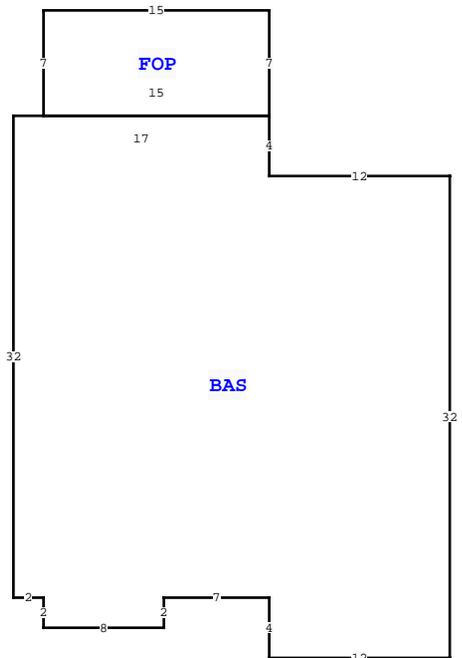
ROSNER ALDEN
 1084 SW FAIRFAX GLN
 LAKE CITY, FL 32025

2026

06-4S-17-08019-129


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	944	100	
FOP	105	30	
TOTALS	1,049		976

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	976	127.2240	145.04	141,559	1986	1986	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 944 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			92,013
TOTAL MARKET OB/XF VALUE			2,920
TOTAL LAND VALUE - MARKET			40,500
TOTAL MARKET VALUE			135,433
SOH/AGL Deduction			0
ASSESSED VALUE			135,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			135,433
TOTAL JUST VALUE			135,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1264	12/31/2018	WD	Q	I	01	90,000
GRANTOR: M R MURPHY & J MURPHY						
GRANTEE: ALDEN ROSNER						
1291/1356	3/23/2015	WD	Q	I	01	69,000
GRANTOR: JARED H MURPHY						
GRANTEE: MEGIN R POTTS (SING)						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0169	FENCE/WOOD	0	0	0	216.00	UT	7.50	7.50	100	0	0	3	100	1,620	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

TOTAL OB/XF										2,920														
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	DPH 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	2.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	40,500							

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1	0100	C	SFR	0		*RMF-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	40,500							