LOT 8 BLOCK 2 GRANDVIEW
VILLAGE UNIT 1. ORB 774-1400

REID CATHY J
1090 SW FAIRFAX GLN
LAKE CITY, FL 32055

2027

06-4S-17-08019-130

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	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

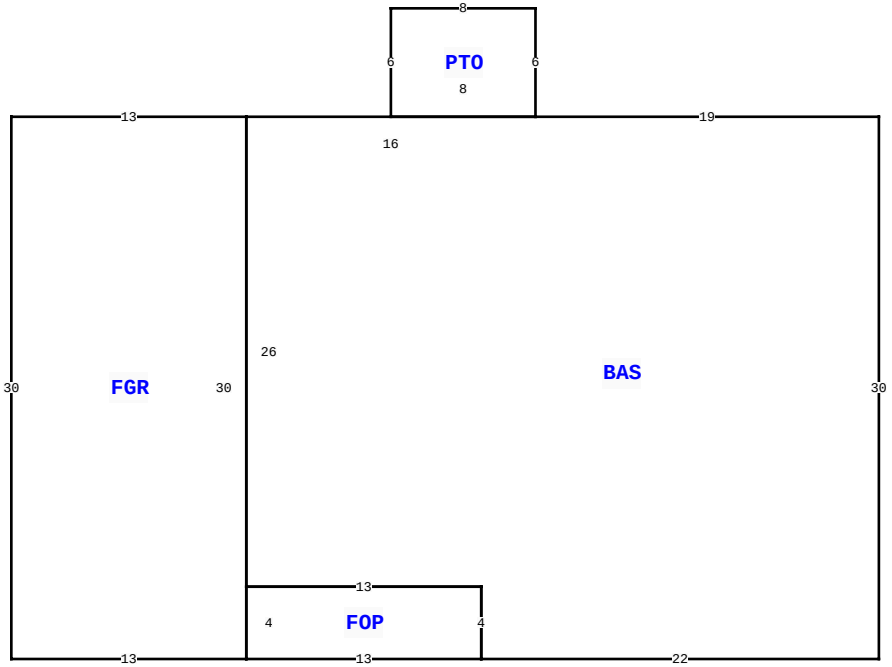
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	998	100		998	88,176
FGR	390	55		214	18,907
FOP	52	30		16	1,414
PTO	48	5		2	177
TOTALS	1,488			1,230	108,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,230	118.1160	129.93	159,814	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 998 HX Base Yr



1090 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	100	0	0	297.00	UT	1.40	1.40	100	0	0	3	100	416	
2	0296	SHED METAL	0	100	8	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		108,674
TOTAL MARKET OB/XF VALUE		516
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		131,690
SOH/AGL Deduction		47,126
ASSESSED VALUE		84,564
TOTAL EXEMPTION VALUE	HX HB SX	84,564
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		131,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/1400	5/11/1993	WD	Q	V		6,500

GRANTOR: RICHARD COLE

GRANTEE: CATHY J REID

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N6 W8 S6 E8$ W16 FGR= W13 S30 E13 N30$ S26FOP= S4 E13 N4 W13$ E13 S4 E22 N30$.

LAND DESCRIPTION

TOTAL OB/XF 516

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 09/20/2016 BY DF Total Acres: 0.13 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS