LOT 1 GRANDVIEW VILLAGE UNIT 3.
WD 1081-306, WD 1215-767,

JGMS LLC
3101 W US HWY 90, STE 201
LAKE CITY, FL 32055

2026

06-4S-17-08018-301

BUILDING CHARACTERISTICS

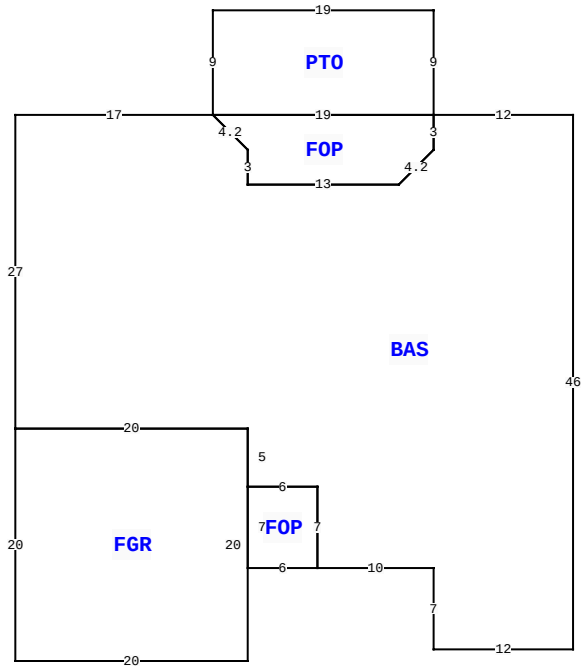
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,578	100		1,578	123,511
FGR	400	55		220	17,220
FOP	42	30		13	1,017
FOP	96	30		29	2,270
PTO	171	5		9	704
TOTALS	2,287			1,849	144,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,849	98.4312	110.24	203,834	2006	2006	0	0	10	19.00	71.00

1 SINGLE FAM 0% - 0 Heated Area: 1578 HX Base Yr



1129 SW SHENANDOAH 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	144,722
TOTAL MARKET OB/XF VALUE	1,673
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	159,895
SOH/AGL Deduction	0
ASSESSED VALUE	159,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,895
TOTAL JUST VALUE	159,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3554	SFR	50	02/17/2006
1129	SFR	319	01/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0819	4/15/2011	WD	U	I	11	100
GRANTOR: MICHAEL R STREICHER &						
GRANTEE: JGMS LLC						
1215/0767	3/23/2011	WD	U	I	38	56,400
GRANTOR: CHRISTOPHER B SHELLEY						
GRANTEE: JAMES G MOORE & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N9 W19 S9 E19$ FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20$ E20 S5 FOP= S7 E6 N7 W6$ E6 S7 E10 S7 E12 N46 $.

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	669.00	UT	2.50	2.50	100	2005	2005	3	100	1,673	

LAND DESCRIPTION

TOTAL OB/XF 1,673

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	0.60	22,500.00	13,500.00	13,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.21 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/11/2025 BY SYS