

LOT 2 GRANDVIEW VILLAGE UNIT 3.
WD 1074-2798, WD 1415-2387, WD 1

FUIMAONO ALWILLIE YEVEITE/FUIMAONO ELIU CHRISTOPHE
1145 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2025

06-4S-17-08018-302



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 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	0100SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC		6417.0700	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,394	100	
FGR	480	55	
FOP	42	30	
PTO	196	5	

TOTALS	2,112			1,681	178,822
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	0 0	642.00
2	0120	CLFENCE	4 0 100	0 0	1.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

1 SINGLE FAM 100% - 2025

Heated Area: 1394

HX Base Yr 2025

Diagram labels: BAS, FGR, FOP, PTO. Dimensions: 14, 14, 12, 24, 28, 38, 20, 24, 7, 6, 13, 7, 3, 3, 24, 20, 24.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF															2,405
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	642.00	UT	2.50	2.50	100	2006	2006	3	100	1,605	
2	0120	CLFENCE	4 0 100	0 0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

TOTAL OB/XF															2,405
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	0100	C	SFR	100		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE					178,822
TOTAL MARKET OB/XF VALUE					2,405
TOTAL LAND VALUE - MARKET					22,500
TOTAL MARKET VALUE					203,727
SOH/AGL Deduction					0
ASSESSED VALUE					203,727
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					153,005
TOTAL JUST VALUE					203,727
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					194,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3602	MAINT/ALTR	50	02/15/2006
3418	SFR	319	10/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/1354	10/20/2023	WD	Q	I	01	232,000
GRANTOR: CLARK BRITANI L						
GRANTEE: FUIMAONO ALWILLIE Y						
1425/1990	12/07/2020	WD	Q	I	01	163,000
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: CLARK BRITANI L						

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS= W12 PTO= N14 W14 S14 E14\$ W38 S28 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N7 E6 N24\$.														