LOT 4 GRANDVIEW VILLAGE UNIT 3.
WD 1076-1380, CT 1225-1706, WD 1

MARIASS OMAR
1175 SW SHENANDOAH GLEN
LAKE CITY, FL 32025

2025

06-4S-17-08018-304

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

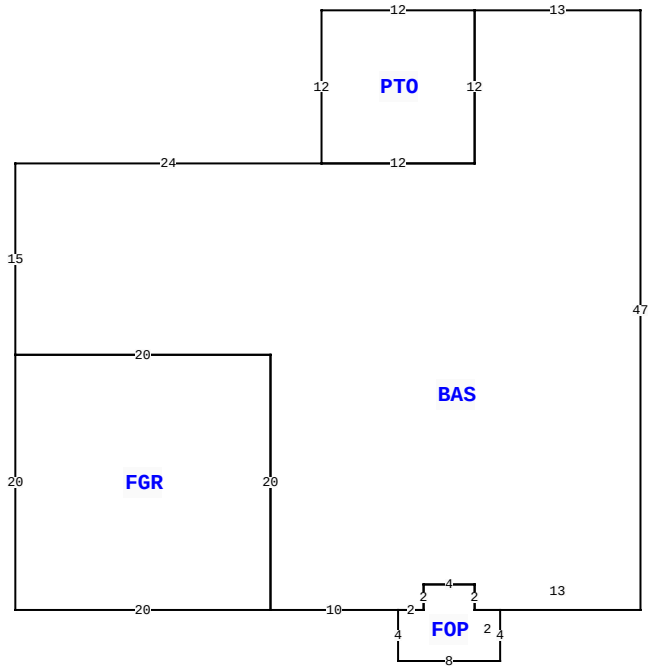
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	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	1,463	100		1,463	154,300
FGR	400	55		220	23,203
FOP	40	30		12	1,265
PTO	144	5		7	738
TOTALS	2,047			1,702	179,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	114.8400	128.62	218,911	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2024 Heated Area: 1463 HX Base Yr 2024



1175 SW SHENANDOAH GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		179,507
TOTAL MARKET OB/XF VALUE		2,655
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		204,662
SOH/AGL Deduction		3,500
ASSESSED VALUE		201,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,440
TOTAL JUST VALUE		204,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3603	MAINT/ALTR	50	02/15/2006
3436	SFR	320	10/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1329/0305	1/13/2017	WD	Q	I	01	135,000
GRANTOR: GUILLERMO E MOLERO LE						
GRANTEE: OMAR MARIASS						
1291/1368	3/19/2015	WD	Q	I	01	100,000
GRANTOR: DANIEL C & BRITTANY A						
GRANTEE: GUILLERMO E MOLERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S15 FGR= S20 E20 N20 W20$ E20 S20 E10 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E13 N47W13 PTO= W12 S12 E12 N12$ S12 W12$.

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	662.00	UT	2.50	2.50	100	2006	2006	3	100	1,655	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,655

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: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/26/2025 BY SYS