LOT 5 GRANDVIEW VILLAGE UNIT 3.
WD 1096-1480, WD 1468-225

KAMPNEYER DYLAN MATTHEW/GRECIAN LINDSAY MICHELLE
1189 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-305

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

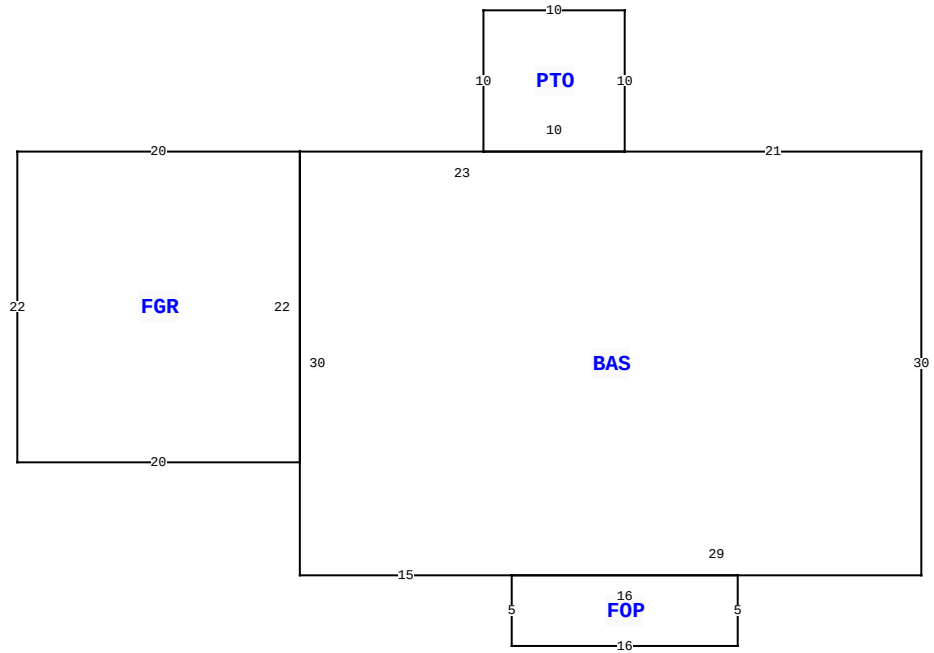
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,320	100		1,320	134,676
FGR	440	55		242	24,690
FOP	80	30		24	2,449
PTO	100	5		5	510
TOTALS	1,940			1,591	162,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,591	112.4640	125.96	200,402	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 1320 HX Base Yr 2023



1189 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		162,326
TOTAL MARKET OB/XF VALUE		2,244
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		187,070
SOH/AGL Deduction		2,536
ASSESSED VALUE		184,534
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,812
TOTAL JUST VALUE		187,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3728	SFR	300	05/26/2006
3281	SFR	394	08/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/225	5/23/2022	WD	Q	I	01	215,000
GRANTOR: SCHUSTER STEPHANIE						
GRANTEE: KAMPNEYER DYLAN MAT						
1096/1480	9/18/2006	WD	Q	I		158,900
GRANTOR: CORNERSTONE DEVELPERS						
GRANTEE: STEPHANIE SCHUSTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N10 W10 S10 E10$ W23 FGR= W20 S22 E20 N22$ S30 E15 FOP= S5 E16 N5 W16$ E29 N30$.

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	748.00	UT	3.00	3.00	100	2006	2006	3	100	2,244	

LAND DESCRIPTION

TOTAL OB/XF 2,244

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 11/10/2025 BY SYS