LOT 8 GRANDVIEW VILLAGE UNIT 3

WD 1099-1912, WD 1210-50, WD 141

ADAMS NICOLE
1186 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-308

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

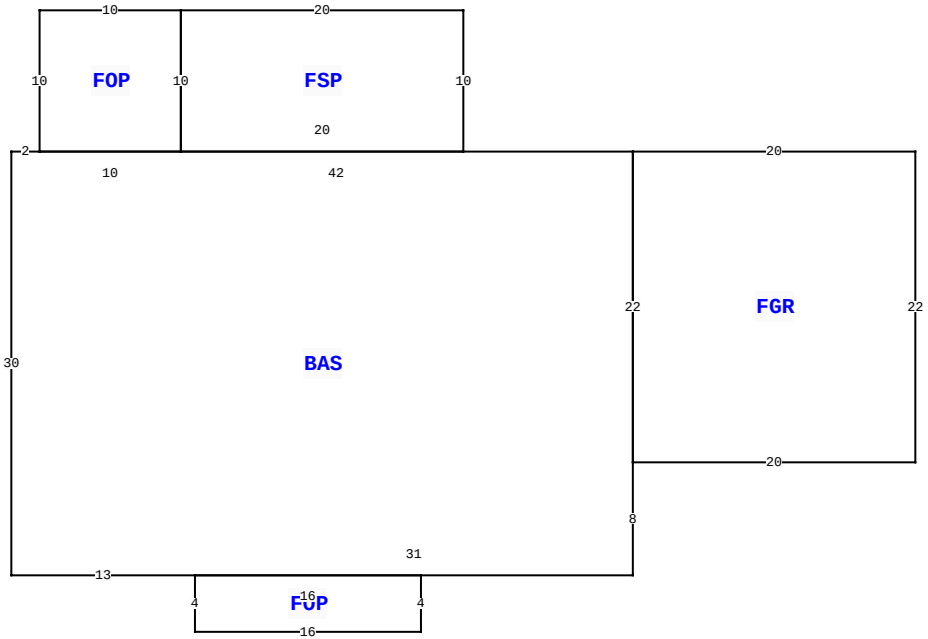
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	139,028
FGR	440	55		242	25,488
FOP	64	30		19	2,002
FOP	100	30		30	3,160
FSP	200	40		80	8,426
TOTALS	2,124			1,691	178,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	116.1000	130.03	219,881	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 1320 HX Base Yr 2021



1186 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		178,104
TOTAL MARKET OB/XF VALUE		2,035
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		202,639
SOH/AGL Deduction		35,467
ASSESSED VALUE		167,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,450
TOTAL JUST VALUE		202,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3440	SFR	319	10/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1413/1482	6/09/2020	WD	Q	I	01	154,900
GRANTOR: TAMI M STEVENS FKA TA						
GRANTEE: NICOLE ADAMS						
1210/0050	2/15/2011	WD	U	I	40	100,000
GRANTOR: FRANK C & EDNA L ROBE						
GRANTEE: TAMI M LAPHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FOP= N10 E10 FSP= E20 S10 W20 N10$ S10 W10$ W2 S30 E13 FOP= S4 E16 N4 W16$ E31 N8FGR= E20 N22 W20 S22$ N22$.

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	645.00	UT	3.00	3.00	100	2006	2006	3	100	1,935	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,035

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: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS