LOT 9 GRANDVIEW VILLAGE
UNIT 3.

GRIFFIN ISIAH III/GRIFFIN CATHY L
1176 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-309

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

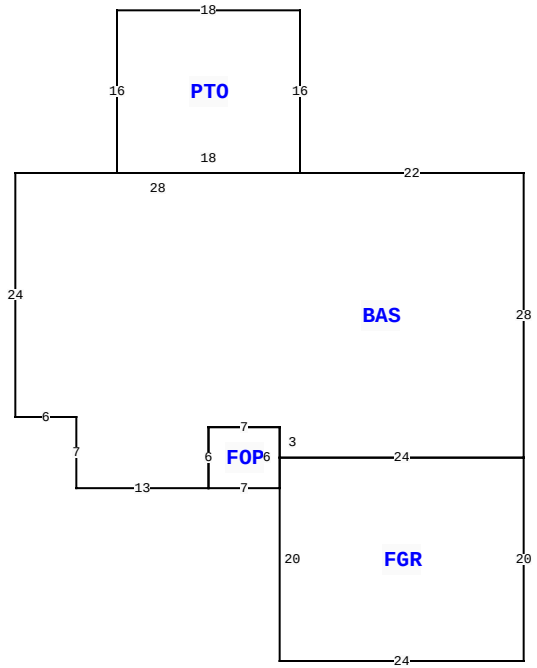
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	142,226
FGR	480	55		264	26,935
FOP	42	30		13	1,326
PTO	288	5		14	1,428
TOTALS	2,204			1,685	171,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,685	112.4640	125.96	212,243	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1394 HX Base Yr 2007



1176 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		171,917
TOTAL MARKET OB/XF VALUE		1,996
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		196,413
SOH/AGL Deduction		70,071
ASSESSED VALUE		126,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,620
TOTAL JUST VALUE		196,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3680	SFR	419	04/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/2687	11/03/2009	WD	U	I	11	100
GRANTOR: ISIAH III & CATHY L G						
GRANTEE: ISIAH III & CATHY L						
1077/1373	3/13/2006	WD	Q	V		18,500
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: ISIAH III & SIMONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N16 W18 S16 E18$ W28 S24 E6 S7 E13 FOP= E7 N6 W7 S6$ N6 E7 S3 FGR= S20 E24 N20 W24$ E24 N28$.

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	632.00	UT	3.00	3.00	100	2006	2006	3	100	1,896	
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 1,996

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