LOT 12 GRANDVIEW VILLAGE
UNIT 3.

SWARTZ JESSICA ELAINE
1128 SW SHENANDOAH GLN
LAKE CITY, FL 32025

**2026**

**06-4S-17-08018-312**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

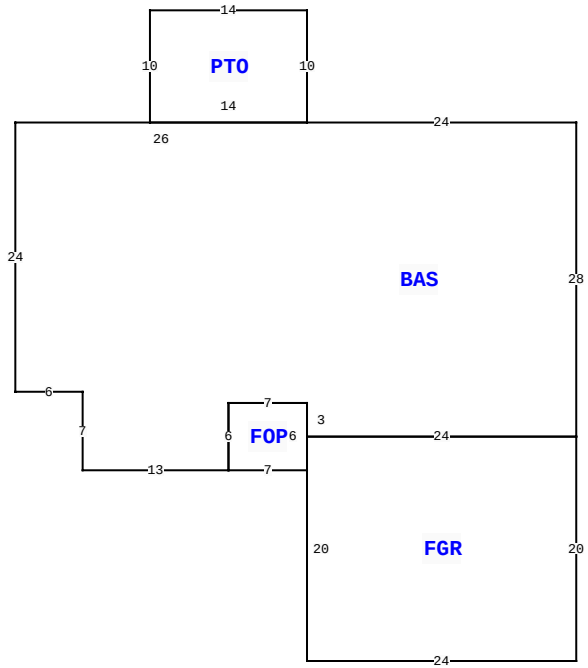
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 | 145,682 |
| FGR | 480 | 55 | | 264 | 27,589 |
| FOP | 42 | 30 | | 13 | 1,358 |
| PTO | 140 | 5 | | 7 | 731 |
| TOTALS | 2,056 | | | 1,678 | 175,362 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,678 | 115.2000 | 129.02 | 216,496 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1394 HX Base Yr 2020




1128 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 | | 175,362 |
| TOTAL MARKET OB/XF VALUE | | 1,314 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 199,176 |
| SOH/AGL Deduction | | 56,849 |
| ASSESSED VALUE | | 142,327 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 91,605 |
| TOTAL JUST VALUE | | 199,176 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 201,341 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3440 | SFR | 319 | 12/30/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1396/0441 | 10/08/2019 | WD | Q | I | 01 | 149,000 |
| GRANTOR: XILIANG SUN & JIALI Z | | | | | | |
| GRANTEE: JESSICA ELAINE SWAR | | | | | | |
| 1250/1647 | 1/19/2013 | WD | U | I | 18 | 94,500 |
| GRANTOR: US BANK NATIONAL ASSO | | | | | | |
| GRANTEE: XILIANG SUN (A MARR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 PTO= N10 W14 S10 E14$ W26 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 | 657.00 | UT | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 100 | 1,314 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,314

| 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: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS