

LOT 13 GRANDVIEW VILLAGE
UNIT 3. WD 1074-2752, CT 1192-
1340, WD 1205-689,

LANDEN TIMOTHY B
1100 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-313



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	6417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100		1,439	135,818
FGR	377	55		207	19,538
FOP	40	30		12	1,133
PTO	168	5		8	755
TOTALS	2,024			1,666	157,244

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	734.00	UT	2.00	2.00
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RMF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,666	105.3360	117.98	196,555	2005	2005	0	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2011 Heated Area: 1439 HX Base Yr 2011													
1100 SW SHENANDOAH GLN, LAKE CITY													

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		157,244	
TOTAL MARKET OB/XF VALUE		1,768	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		181,512	
SOH/AGL Deduction		64,651	
ASSESSED VALUE		116,861	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		66,139	
TOTAL JUST VALUE		181,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3283	SFR	50	07/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0689	8/26/2010	WD	U	I	12	77,000
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: TIMOTHY B LANDEN						
1192/1340	3/31/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (CECIL						
GRANTEE: JP MORGAN CHASE BAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 PTO= W14 S12 E14 N12\$ S12 W36 S17 FGR= S18 E18 N14 E2 N7 W15 S3 W5\$ E5 N3 E15 S7 W2 S14 E12 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 N47\$.									