LOT 14 GRANDVIEW VILLAGE
UNIT 3. WD 1082-537.
WD 1113-425

MENENDEZ JOSE L
1086 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-314

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

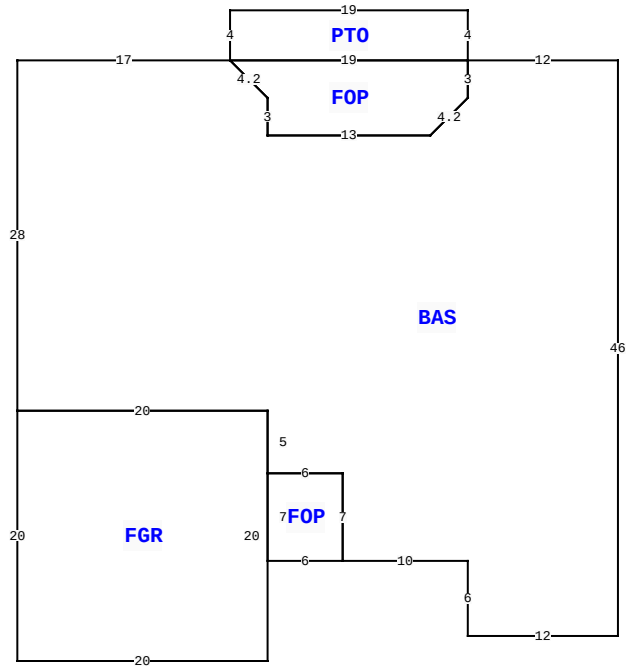
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,614	100		1,614	163,797
FGR	400	55		220	22,327
FOP	42	30		13	1,319
FOP	96	30		29	2,943
PTO	76	5		4	406
TOTALS	2,228			1,880	190,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	111.8700	125.29	235,545	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2008 Heated Area: 1614 HX Base Yr 2008



1086 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		190,791
TOTAL MARKET OB/XF VALUE		3,405
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		216,696
SOH/AGL Deduction		76,602
ASSESSED VALUE		140,094
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,372
TOTAL JUST VALUE		216,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3555	SFR	370	01/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/0425	3/08/2007	WD	Q	I		171,000
GRANTOR: RICHARD & MELISSA RAY						
GRANTEE: JOSE L MENENDEZ						
1082/0537	4/28/2006	WD	Q	I		145,200
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: RICHARD & MELISSA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N4 W19 S4 E19$ FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S28 FGR= S20 E20 N20 W20$ E20 S5 FOP= S7 E6 N7 W6$ E6 S7 E10 S6 E12 N46 $.

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	0169	FENCE/WOOD	0	100	0	0	180.00	UT	13.50	13.50	50	2006	2006	3	50	1,215	
2	0166	CONC,PAVMT	0	100	0	0	730.00	UT	3.00	3.00	100	2006	2006	3	100	2,190	

LAND DESCRIPTION

TOTAL OB/XF 3,405

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