LOT 17 GRANDVIEW VILLAGE UNIT 3.
WD 1076-1347, WD 1098-1630, WD 1

DYCK GRAHAM C
1079 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-317

BUILDING CHARACTERISTICS

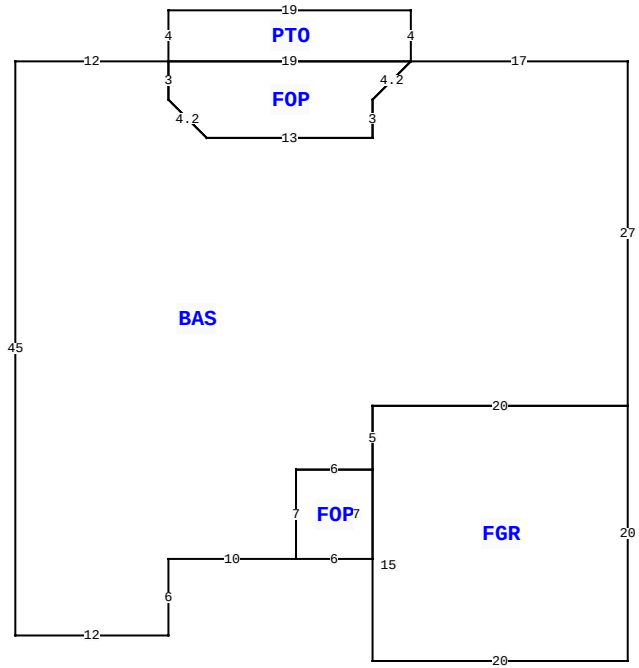
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,566	100		1,566	155,653
FGR	400	55		220	21,867
FOP	42	30		13	1,292
FOP	96	30		29	2,883
PTO	76	5		4	398
TOTALS	2,180			1,832	182,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	109.5640	122.71	224,805	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2012 Heated Area: 1566 HX Base Yr 2012



1079 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		182,092
TOTAL MARKET OB/XF VALUE		1,113
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		205,705
SOH/AGL Deduction		74,033
ASSESSED VALUE		131,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,950
TOTAL JUST VALUE		205,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3441	SFR	319	10/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0860	4/12/2011	WD	U	I	40	104,000
GRANTOR: WILLIAM S & PENNY A P						
GRANTEE: GRAHAM C DYCK						
1076/1347	2/28/2006	WD	Q	I		136,500
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: WILLIAM SCOTT & PEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N4 W19 S4 E19$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S45 E12 N6 E10 FOP= E6 N7 W6 S7$ N7 E6 FGR= S15 E20 N20 W20 S5$ N5 E20 N27$.

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	445.00	UT	2.50	2.50	100	2006	2006	3	100	1,113	

LAND DESCRIPTION

TOTAL OB/XF 1,113

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: 0.25 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS