

MCCASKILLA SHARITA
1085 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LAM/VNLPLK 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 100

Architectual05CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6417.07001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,4231001,423150,522

FGR4405524225,598

FOP3230101,058

PTO14457740

TOTALS2,0391,682177,918

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% CONDTOT ADJUNIT PRICENOTES

10166CONC, PAVMT010000582.00UT3.003.001002006200631001,746

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,682116.6000130.59219,6522006200600019.0081.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE177,918

TOTAL MARKET OB/XF VALUE1,746

TOTAL LAND VALUE - MARKET22,500

TOTAL MARKET VALUE202,164

SOH/AGL Deduction3,040

ASSESSED VALUE199,124

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE148,402

TOTAL JUST VALUE202,164

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE204,361

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1497/2678/14/2023WDUUI11100

GRANTOR: RICHARDSON YAKENDRA

GRANTEE: MCCASKILL SHARITIA

1409/17384/07/2020WDQUI01164,900

GRANTOR: YAKENDRA RICHARDSON

GRANTEE: SHARITA MCCASKILLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PT0= N12 W12 S12 E12\$ W12 N12 W13 S47 E11 FOP= S3 E8 N3 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 FGR= E20 N22 W20 S22\$ N22 E20 N13\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRF100RMF-10.000.001.00LT1.001.001.0022,500.0022,500.0022,500

REVIEW DATE09/20/2016BYDFTotal Acres: 0.19Total Land Value: 22,500Market: 0Agricultural: 0Common: 22,500PRINTED 11/07/2025 BY SYS