LOT 2 GRANDVIEW VILLAGE UNIT 3.
WD 1074-2798, WD 1415-2387, WD 1

FUIMAONO ALWILLIE YEVETTE/FUIMAONO ELIU CHRISTOPHE
1145 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-302

BUILDING CHARACTERISTICS

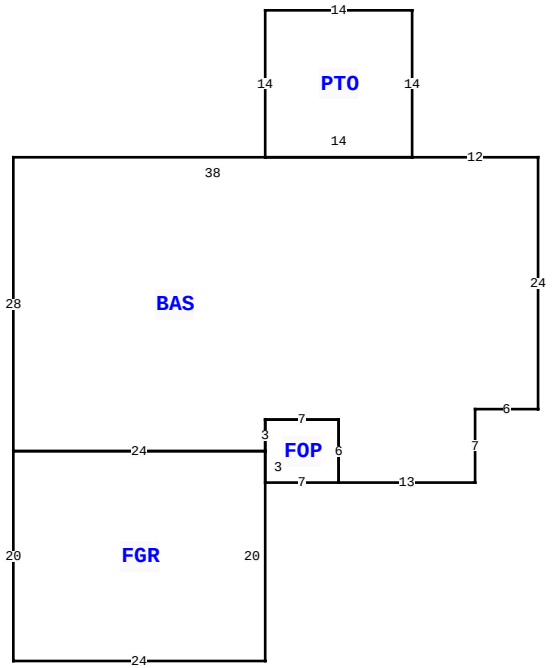
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,394	100		1,394	143,864
FGR	480	55		264	27,245
FOP	42	30		13	1,341
PTO	196	5		10	1,032
TOTALS	2,112			1,681	173,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	115.8300	127.41	214,176	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2025 Heated Area: 1394 HX Base Yr 2025



1145 SW SHENANDOAH GLN, LAKE CITY

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

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	642.00	UT	2.50	2.50	100	2006	2006	3	100	1,605	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,483
TOTAL MARKET OB/XF VALUE		2,405
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		198,388
SOH/AGL Deduction		0
ASSESSED VALUE		198,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,977
TOTAL JUST VALUE		198,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3602	MAINT/ALTR	50	02/15/2006
3418	SFR	319	10/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1354	10/20/2023	WD	Q	I	01	232,000
GRANTOR: CLARK BRITANI L						
GRANTEE: FUIMAONO ALWILLIE Y						
1425/1990	12/07/2020	WD	Q	I	01	163,000
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: CLARK BRITANI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N14 W14 S14 E14$ W38 S28 FGR= S20 E24 N20 W24$ E24 FOP= S3 E7 N6 W7 S3$ N3 E7 S6 E13 N7 E6 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,405

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 11/13/2023 BY TP Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS