LOT 6 GRANDVIEW VILLAGE UNIT 3.

WD 1072-301, WD 1073-1038, TD 10

LINTON CHARLES/KAMPMEYER ASHLYN
1191 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-306

BUILDING CHARACTERISTICS

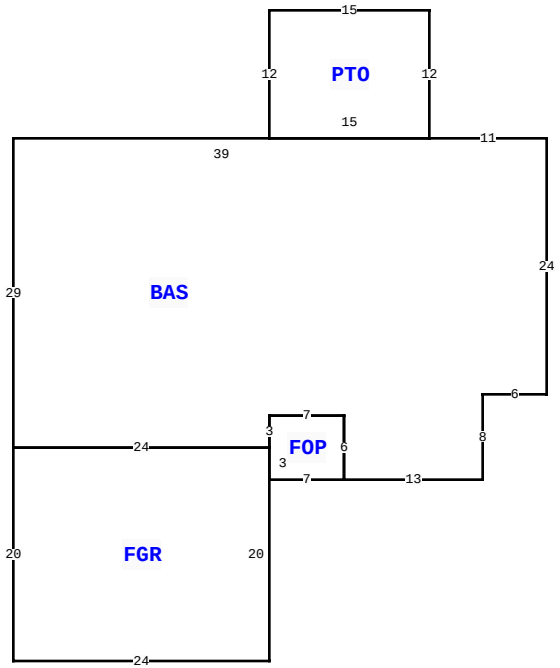
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,438	100		1,438	150,081
FGR	480	55		264	27,553
FOP	42	30		13	1,357
PTO	180	5		9	939
TOTALS	2,140			1,724	179,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	118.6000	130.46	224,913	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 1438 HX Base Yr



1191 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	179,930
TOTAL MARKET OB/XF VALUE	1,180
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	203,610
SOH/AGL Deduction	0
ASSESSED VALUE	203,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,610
TOTAL JUST VALUE	203,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0080	REROOF	14,850	02/12/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/379	7/20/2026	WD	Q	I	01	250,000
GRANTOR: BP PROPERTIES GROUP L						
GRANTEE: LINTON CHARLES						
1337/0148	5/12/2017	WD	Q	I	01	122,000
GRANTOR: TABRE HORIZONS LLC						
GRANTEE: BP PROPERTIES GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N12 W15 S12 E15$ W39 S29 FGR= S20 E24 N20 W24$ E24 FOP= S3 E7 N6 W7 S3$ N3 E7 S6 E13 N8 E6 N24$.

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	0	0	0	472.00	UT	2.50	2.50	100	2005	2005	3	100	1,180	

LAND DESCRIPTION

TOTAL OB/XF 1,180

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	0		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 11/17/2026 BY SYS