LOT 7 GRANDVIEW VILLAGE UNIT 3.

WD 1068-1626,TRD 1132-2221, WD 1

FERGUSON ROSEANNA M
1190 SW SHENANDOH GLEN
LAKE CITY, FL 32025

2027

06-4S-17-08018-307

BUILDING CHARACTERISTICS

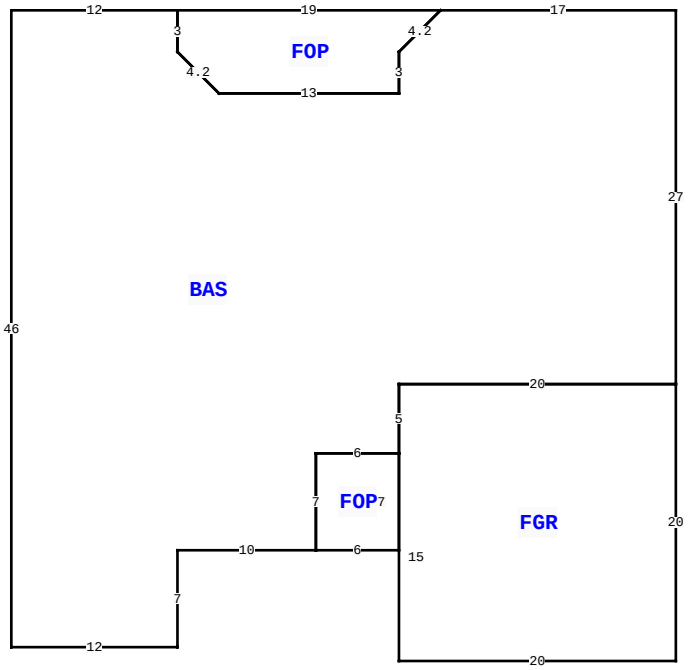
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,578	100		1,578	154,972
FGR	400	55		220	21,606
FOP	42	30		13	1,277
FOP	96	30		29	2,848
TOTALS	2,116			1,840	180,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	111.6000	122.76	225,878	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2011 Heated Area: 1578 HX Base Yr 2011



1190 SW SHENANDOAH GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	575.00	UT	2.50	2.50	100	2005	2005	3	100	1,438	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		180,702
TOTAL MARKET OB/XF VALUE		2,038
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		205,240
SOH/AGL Deduction		67,430
ASSESSED VALUE		137,810
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		81,399
TOTAL JUST VALUE		205,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3282	SFR	50	07/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0751	9/03/2010	WD	U	I	12	99,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ROSEANNA M FERGUSON						
1197/0067	6/16/2010	CT	U	I	18	0
GRANTOR: LAND TRUST SERVICE CO						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W19 S3 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N7 W6 S7$ N7 E6 FGR= S15 E20 N20 W20 S5$ N5 E20 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,038

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: 0.27 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS