LOT 12 GRANDVIEW VILLAGE
UNIT 3.

SWARTZ JESSICA ELAINE
1128 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2026

06-4S-17-08018-312

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

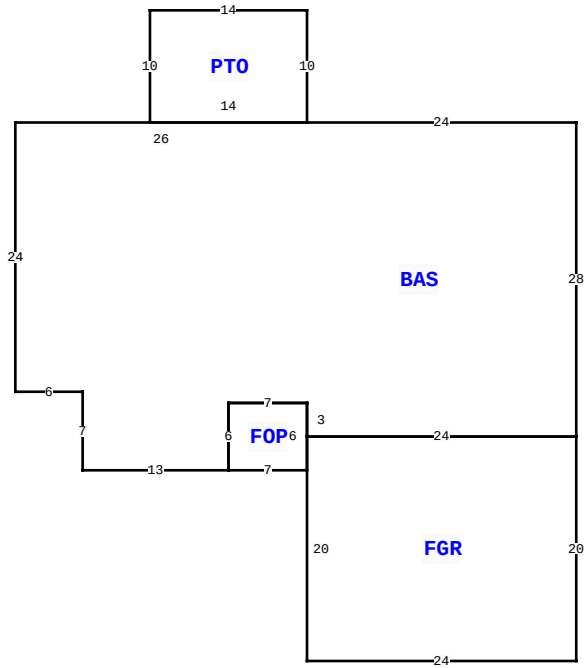
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	145,682
FGR	480	55		264	27,589
FOP	42	30		13	1,358
PTO	140	5		7	731
TOTALS	2,056			1,678	175,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	115.2000	129.02	216,496	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 1394 HX Base Yr 2020



1128 SW SHENANDOAH GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,362
TOTAL MARKET OB/XF VALUE		1,314
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		199,176
SOH/AGL Deduction		57,263
ASSESSED VALUE		141,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,502
TOTAL JUST VALUE		199,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3440	SFR	319	12/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1396/0441	10/08/2019	WD	Q	I	01	149,000
GRANTOR: XILIANG SUN & JIALI Z						
GRANTEE: JESSICA ELAINE SWAR						
1250/1647	1/19/2013	WD	U	I	18	94,500
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: XILIANG SUN (A MARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N10 W14 S10 E14$ W26 S24 E6 S7 E13 FOP= E7 N6 W7 S6$ N6 E7 S3 FGR= S20 E24 N20 W24$ E24 N28$.

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	657.00	UT	2.00	2.00	100	2006	2006	3	100	1,314	

LAND DESCRIPTION

TOTAL OB/XF 1,314

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: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 03/27/2026 BY SYS