

LOT 13 GRANDVIEW VILLAGE  
 UNIT 3. WD 1074-2752, CT 1192-  
 1340, WD 1205-689,

LANDEN TIMOTHY B  
 1100 SW SHENANDOAH GLN  
 LAKE CITY, FL 32025

2026

06-4S-17-08018-313



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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	04	04	
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
BAS	1,439	100	
FGR	377	55	
FOP	40	30	
PTO	168	5	
TOTALS	2,024		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2011	117.98	196,555	2005	2005	0	0	20.00	80.00

Heated Area: 1439  
HX Base Yr 2011

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			157,244
TOTAL MARKET OB/XF VALUE			1,768
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			181,512
SOH/AGL Deduction			64,992
ASSESSED VALUE			116,520
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			65,109
TOTAL JUST VALUE			181,512
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3283	SFR	50	07/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0689	8/26/2010	WD	U	I	12	77,000

GRANTOR: JP MORGAN CHASE BANK  
 GRANTEE: TIMOTHY B LANDEN  
 1192/1340 3/31/2010 CT U I 18 100  
 GRANTOR: CLERK OF COURT (CECIL)  
 GRANTEE: JP MORGAN CHASE BAN

EXTRA FEATURES		1100 SW SHENANDOAH GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0169	FENCE/WOOD	0 100

L	OB/XF	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	2.00	2.00	100	2005	2005	3	100	1,468	
2	0169	0.00	0.00	100	2012	2012	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 PTO= W14 S12 E14 N12\$ S12 W36 S17 FGR= S18 E18 N14 E2 N7 W15 S3 W5\$ E5 N3 E15 S7 W2 S14 E12 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 N47\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,768																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							