

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

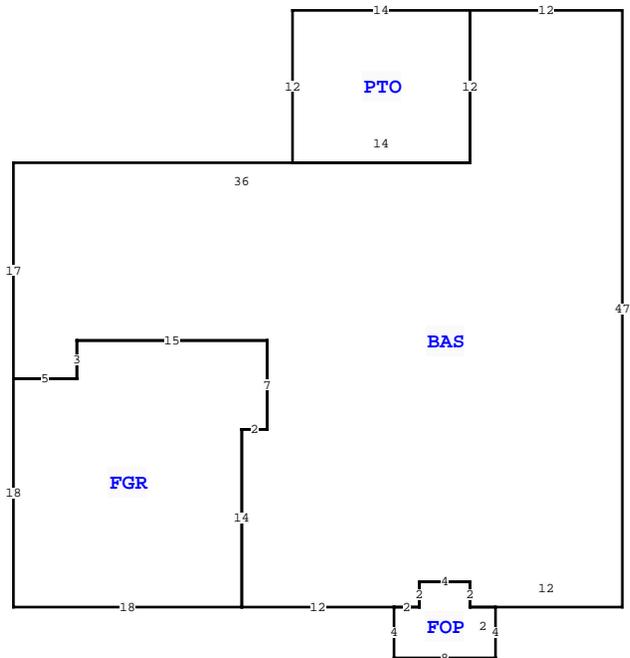
2026

06-4S-17-08018-313



BUILDING CHARACTERISTICS	
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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,666	105.3360	117.98	196,555	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2011 Heated Area: 1439 HX Base Yr 2011													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100		1,439	135,818
FGR	377	55		207	19,538
FOP	40	30		12	1,133
PTO	168	5		8	755
TOTALS	2,024			1,666	157,244

1100 SW SHENANDOAH GLN, LAKE CITY

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

EXTRA FEATURES																	
L N	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	734.00	UT	2.00	2.00	100	2005	2005	3	100	1,468	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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						

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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							