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

2027

06-4S-17-08018-313

BUILDING CHARACTERISTICS

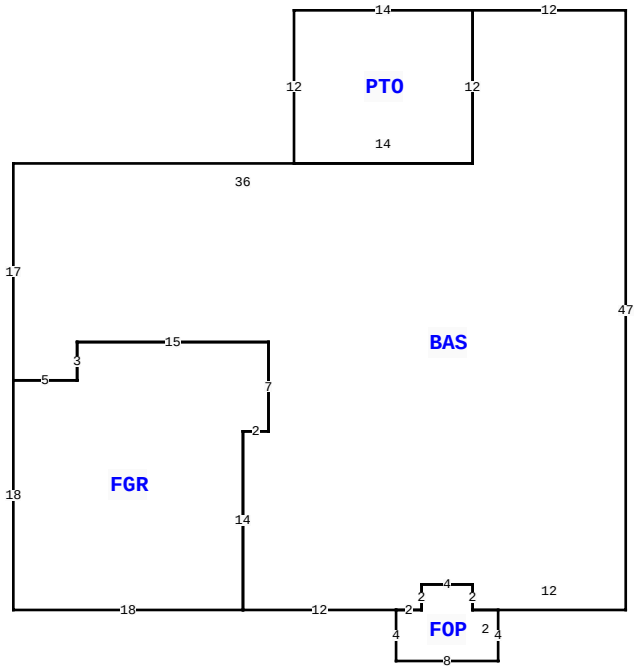
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,439	100		1,439	133,390
FGR	377	55		207	19,188
FOP	40	30		12	1,112
PTO	168	5		8	742
TOTALS	2,024			1,666	154,431

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	115.87	193,039	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2011 Heated Area: 1439 HX Base Yr 2011



1100 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	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,431
TOTAL MARKET OB/XF VALUE		1,768
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		178,699
SOH/AGL Deduction		58,683
ASSESSED VALUE		120,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,605
TOTAL JUST VALUE		178,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,512

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 1,768

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