LOT 16 GRANDVIEW VILLAGE UNIT 3.
WD 1122-1249, DC 1244-1448, WD 1

RATLIFF-WALKER HEIDI MARIE
1078 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-316

BUILDING CHARACTERISTICS

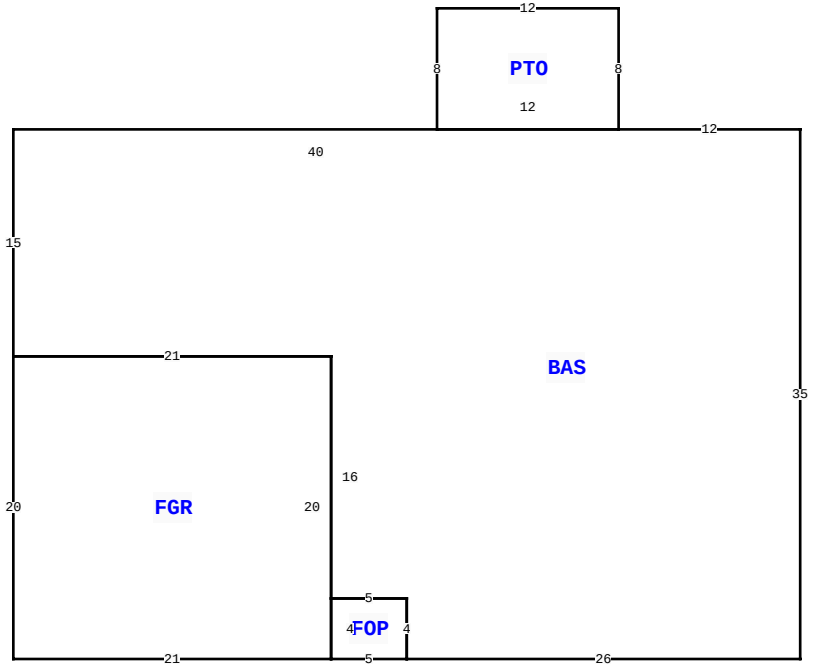
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,380	100		1,380	142,706
FGR	420	55		231	23,887
FOP	20	30		6	621
PTO	96	5		5	517
TOTALS	1,916			1,622	167,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	114.6420	126.11	204,550	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 1380 HX Base Yr 2022



1078 SW SHENANDOAH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	432.00	UT	3.00	3.00	100	2007	2007	3	100	1,296	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	167,731
TOTAL MARKET OB/XF VALUE	1,496
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	191,727
SOH/AGL Deduction	15,944
ASSESSED VALUE	175,783
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	124,372
TOTAL JUST VALUE	191,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9	SFR	50	02/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/681	7/26/2021	WD	U	I	30	128,000
GRANTOR: RATLIFF SHERRY G						
GRANTEE: RATLIFF-WALKER HEID						
1122/1249	6/19/2007	WD	Q	I		146,000
GRANTOR: GENESIS DEVELOPERS LL						
GRANTEE: DONALD & SHERRY G R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N8 W12 S8 E12$ W40 S15 FGR= S20 E21 N20 W21$ E21 S16 FOP= S4 E5 N4 W5$ E5 S4 E26 N35$.

LAND DESCRIPTION

TOTAL OB/XF 1,496

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	0000	C	VAC RES	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