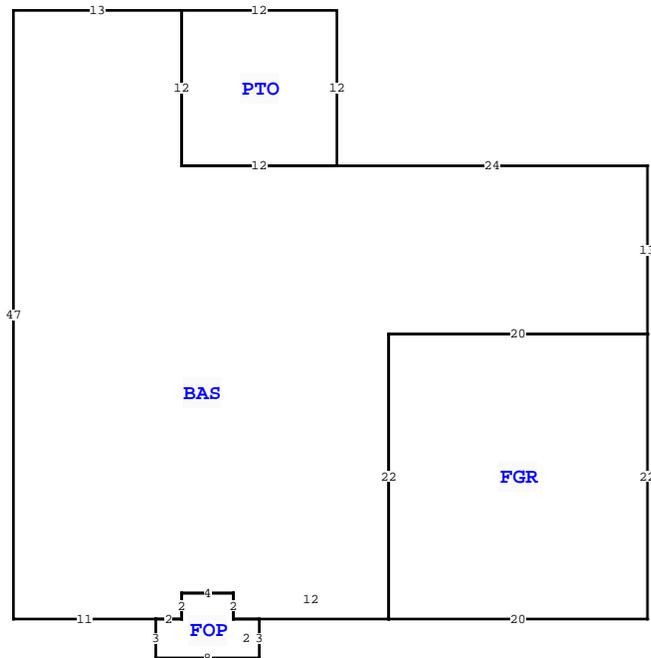


WD 1079-1696, WD 1269-921, WD 12

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 Floor	13	LAM/VNPLK 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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/

MARKET ADJUSTMENTS	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SINGLE FAM			1,682	116.6000	130.59	219,652	2006	2006	0	0	19.00	81.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100		1,423	150,522
FGR	440	55		242	25,598
FOP	32	30		10	1,058
PTO	144	5		7	740
TOTALS	2,039			1,682	177,918

1085 SW SHENANDOAH GLN, LAKE CITY

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

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		3.00	100	2006	2006	3	100	1,746	

TOTAL OB/XF 1,746

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

COLUMBIA COUNTY PROPERTY	PAGE 1 of 1
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	177,918
TOTAL MARKET OB/XF VALUE	1,746
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	202,164
SOH/AGL Deduction	3,620
ASSESSED VALUE	198,544
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	147,133
TOTAL JUST VALUE	202,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3485	SFR	320	11/18/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1497/267	8/14/2023	WD	U	I	11	100	
GRANTOR: RICHARDSON YAKENDRA		GRANTEE: MCCASKILL SHARITIA					
1409/1738	4/07/2020	WD	Q	I	01	164,900	
GRANTOR: YAKENDRA RICHARDSON		GRANTEE: SHARITA MCCASKILLA					

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 PTO= N12 W12 S12 E12\$ W12 N12 W13 S47 E11 FOP= S3 E8 N3 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 FGR= E20 N22 W20 S22\$ N22 E20 N13\$.