LOT 18 GRANDVIEW VILLAGE UNIT 3.
WD 1079-1696, WD 1269-921, WD 12

MCCASKILLA SHARITA
1085 SW SHENANDOAH GLN
LAKE CITY, FL 32025

2027

06-4S-17-08018-318

BUILDING CHARACTERISTICS

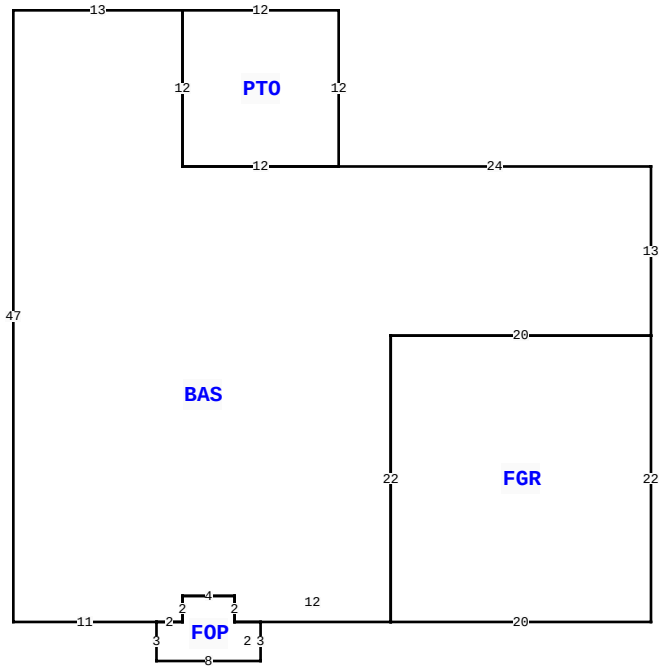
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,423	100		1,423	147,836
FGR	440	55		242	25,142
FOP	32	30		10	1,039
PTO	144	5		7	727
TOTALS	2,039			1,682	174,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,682	116.6000	128.26	215,733	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 1423 HX Base Yr 2023



1085 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	582.00	UT	3.00	3.00	100	2006	2006	3	100	1,746	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	174,744
TOTAL MARKET OB/XF VALUE	1,746
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	198,990
SOH/AGL Deduction	0
ASSESSED VALUE	198,990
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	147,579
TOTAL JUST VALUE	198,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,164

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,746

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