COMM NW COR OF SW1/4 OF NW1/4, E
POB, CONT E 100 FT, S 230.57 FT
CREST DR, W ALONG R/W 100 FT, N

POIRIER MARK RYAN
233 SW SHADY LN
LAKE CITY, FL 32024

2026

04-4S-16-02772-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

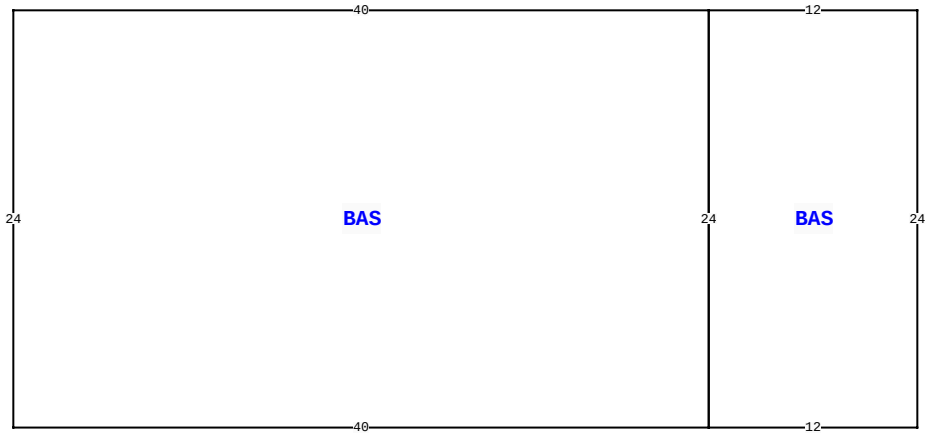
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	26,750
BAS	960	100		960	89,165
TOTALS	1,248			1,248	115,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	110.5680	123.84	154,552	1989	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1248 HX Base Yr



233 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,914
TOTAL MARKET OB/XF VALUE	1,444
TOTAL LAND VALUE - MARKET	10,128
TOTAL MARKET VALUE	127,486
SOH/AGL Deduction	0
ASSESSED VALUE	127,486
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,486
TOTAL JUST VALUE	127,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,418

SALE:2:1: NICE LOT WITH TREES BUT SALE INC WELL

SALE:1:1: WIFE TO HUSBAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1551/330	10/03/2025	WD	Q	I	01	175,900
GRANTOR: HYAMS RUSSELL D						
GRANTEE: POIRIER MARK RYAN						
1500/906	10/02/2023	WD	Q	I	01	167,500
GRANTOR: ROBERTSON MATTHEW J						
GRANTEE: HYAMS RUSSELL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 BAS= E12 N24 W12 S24$ N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0258	PATIO	0	0	8	12	96.00	UT	2.50	2.50	60	1993	1993	3	60	144	
3	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	60	1993	1993	3	60	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,444

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	0		00	0.00	0.00	0.53	AC		1.00	1.00	1.47	13,000.00	19,110.00	10,128							

REVIEW DATE 10/24/2023 BY TP Total Acres: 0.53 Total Land Value: 10,128 Market: 0 Agricultural: 0 Common: 10,128 PRINTED 11/07/2025 BY SYS