COMM NW COR OF SW1/4 OF NW1/4, E
POB, CONT E 99.70 FT, S 280.80 F
230.57 FT TO POB.

QUINONES ABIGAIL/AVILA ELVIRA
223 SW SHADY LN
LAKE CITY, FL 32055

2026

04-4S-16-02772-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

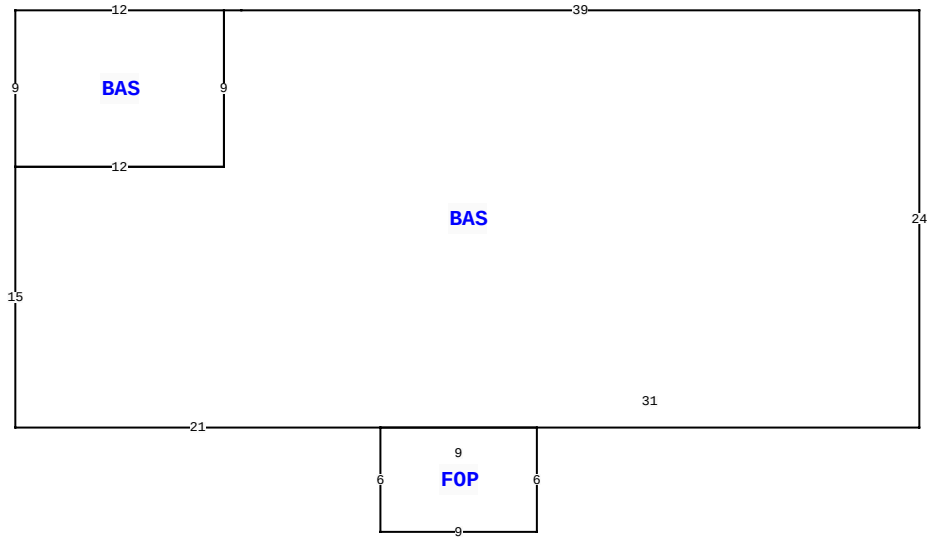
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	108	100		108	10,263
BAS	1,140	100		1,140	108,329
FOP	54	30		16	1,521
TOTALS	1,302			1,264	120,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	96.9600	108.60	137,270	1989	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2017 Heated Area: 1248 HX Base Yr 2017



223 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		120,111
TOTAL MARKET OB/XF VALUE		660
TOTAL LAND VALUE - MARKET		10,128
TOTAL MARKET VALUE		130,899
SOH/AGL Deduction		41,535
ASSESSED VALUE		89,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,642
TOTAL JUST VALUE		130,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1898	9/23/2016	WD	Q	I	01	89,900
GRANTOR: ISAAC BRATKOVICH						
GRANTEE: ABIGAIL QUINONES &						
1299/0852	8/05/2015	WD	U	I	12	27,100
GRANTOR: BANK OF AMERICA						
GRANTEE: ISAAC BRATKOVICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 W1 BAS= W12 S9 E12N9$ S9 W12 S15 E21 FOP= S6 E9 N6 W9$ E31 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	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	60	1993	1993	3	60	360	

LAND DESCRIPTION

TOTAL OB/XF 660

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

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