

COMM NW COR OF SW1/4 OF NW1/4, S
POB, E 287.24 FT, S 373.52 FT, W
SEC LINE, CONT W 23.16 FT TO A C

GARDINI NICHOLAS/GARDINI TRACEY
328 SW SHADY LN
LAKE CITY, FL 32024

2025

04-4S-16-02772-036



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	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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
BAS	270	100	
BAS	1,050	100	
TOTALS		1,320	97,057

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	10	16		1.00	0.00	100	0
2	0296	SHED METAL	0	0	22	20		1.00	0.00	100	0
3	0070	CARPORT UF	0	0	0	0		1.00	0.00	100	0
4	0296	SHED METAL	0	0	0	0		1.00	0.00	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		00	0.00	0.00	2.06	AC	1.00

REVIEW DATE 10/11/2023 BY KS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,320	101.0000	113.12	149,318	1990	1990	0	0	35.00	65.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 1320 HX Base Yr											
22 SW SHADY LN, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/19/2022 MLU											

TOTAL OB/XF											
7,400											

TOTAL OB/XF											
7,400											

Total Acres: 2.06 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 97,057											
TOTAL MARKET OB/XF VALUE 7,400											
TOTAL LAND VALUE - MARKET 30,900											
TOTAL MARKET VALUE 135,357											
SOH/AGL Deduction 0											
ASSESSED VALUE 135,357											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 135,357											
TOTAL JUST VALUE 135,357											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 129,291											

SALE:1:1: \$.70 STAMPS			