COMM NW COR OF SW1/4 OF NW1/4, E
POB, CONT E 100 FT, S 230.29 FT
CREST RD, W ALONG R/W 100 FT, N

SMITH JOYCE D
257 SW SHADY LN
LAKE CITY, FL 32024

2026

04-4S-16-02772-063

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 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

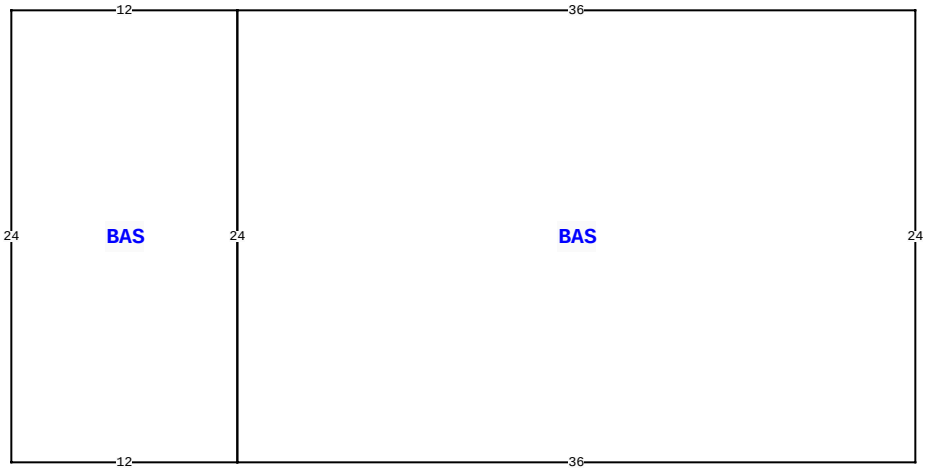
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	21,771
BAS	864	100		864	65,314
TOTALS	1,152			1,152	87,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	103.8360	116.30	133,978	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1152 HX Base Yr



257 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,086
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		11,686
TOTAL MARKET VALUE		99,072
SOH/AGL Deduction		38,456
ASSESSED VALUE		60,616
TOTAL EXEMPTION VALUE	HX HB	35,616
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,072

SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40823	REMODEL	0	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0681/0780	4/13/1989	WD	Q	V		5,300

GRANTOR: MCLEOD CONSTRUCTION
GRANTEE: SMITH JOYCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= W12 S24 E12 N24$ S24 E36 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	

LAND DESCRIPTION

TOTAL OB/XF 300

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	15,000.00	22,050.00	11,686							

REVIEW DATE 10/11/2023 BY JB Total Acres: 0.53 Total Land Value: 11,686 Market: 0 Agricultural: 0 Common: 11,686 PRINTED 11/07/2025 BY SYS