COMM NE COR OF SE1/4 OF NE1/4, W
POB, S S 228.64 FT, W 165.66 FT,
165.66 FT TO POB.

BILICK LAUREN ASHLEY
401 SW SHADY LN
LAKE CITY, FL 32024

2026

05-4S-16-02773-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

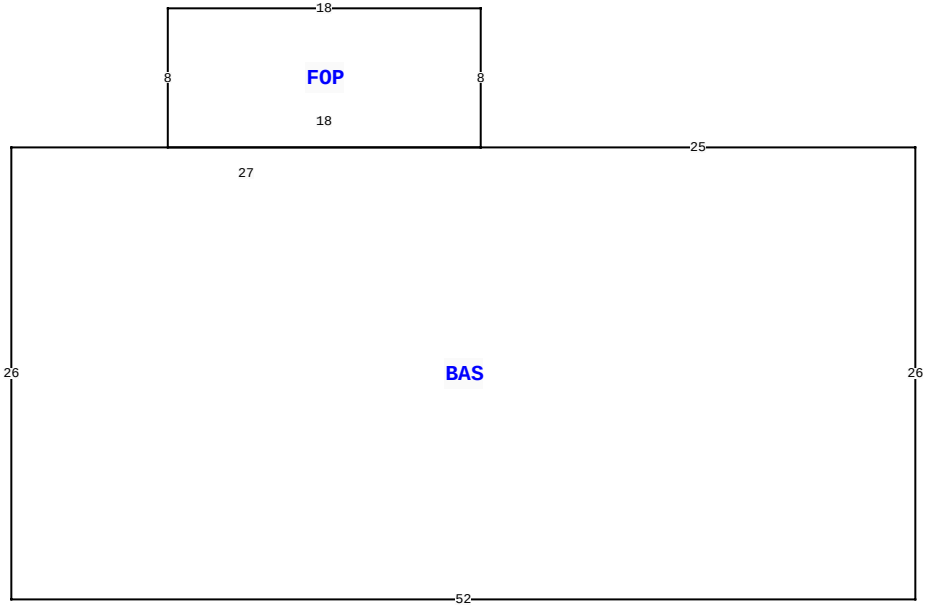
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 5416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	114,360
FOP	144	35		50	4,230
TOTALS	1,496			1,402	118,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,402	113.9000	107.07	150,112	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2022 Heated Area: 1352 HX Base Yr 2022



401 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		118,588
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		14,746
TOTAL MARKET VALUE		141,834
SOH/AGL Deduction		25,695
ASSESSED VALUE		116,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,417
TOTAL JUST VALUE		141,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32170	M H	423	07/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/2375	6/01/2020	WD	Q	I	01	108,200
GRANTOR: TAMMY & ANDREW JAY WA						
GRANTEE: LAUREN ASHLEY BILIC						
1277/2475	7/18/2014	WD	U	I	11	100
GRANTOR: TAMMY WASDIN						
GRANTEE: TAMMY & ANDREW JAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N8 W18 S8 E18$ W27 S26 E52 N26$.

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	0296	SHED METAL	0	100	12	10	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0200	C	MBL HM	100		RSF/MH	129.00	166.00	0.87	AC		1.00	1.00	1.13	15,000.00	16,950.00	14,746							

REVIEW DATE 09/27/2023 BY JB Total Acres: 0.87 Total Land Value: 14,746 Market: 0 Agricultural: 0 Common: 14,746 PRINTED 11/07/2025 BY SYS