LOT 24 BLOCK A CENTURY OAK S/D

ORB 377-431, 732-963, 742-1525

SHIMMEL JAMES L/SHIMMEL CYNTHIA D
166 SE TRAVIS GLN
LAKE CITY, FL 32025

**2026**

**16-4S-17-08382-374**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

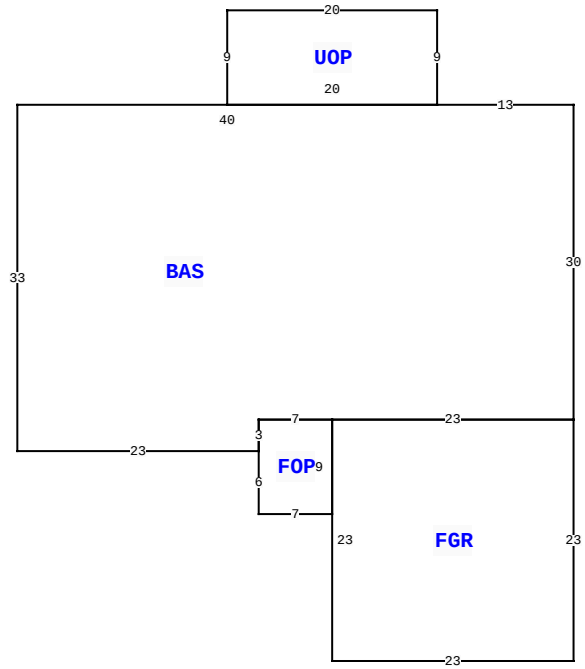
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 16417.090 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,659 | 100 | | 1,659 | 137,026 |
| FGR | 529 | 55 | | 291 | 24,035 |
| FOP | 63 | 30 | | 19 | 1,569 |
| UOP | 180 | 20 | | 36 | 2,974 |
| TOTALS | 2,431 | | | 2,005 | 165,604 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,005 | 113.4540 | 127.07 | 254,775 | 1991 | 1991 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 1659 HX Base Yr 2002




166 SE TRAVIS GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 165,604 |
| TOTAL MARKET OB/XF VALUE | | 3,558 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 187,662 |
| SOH/AGL Deduction | | 67,549 |
| ASSESSED VALUE | | 120,113 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 69,391 |
| TOTAL JUST VALUE | | 187,662 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 187,662 |

SALE:3:1: LOT 24, BLOCK A, CENTURY OAKS

SALE:2:1: LOT 24, CENTURY OAK BLOCK B

SALE:1:1: LOT 24 BLOCK A CENTURY OAK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0934/1694 | 8/29/2001 | WD | Q | I | | 87,000 |
| GRANTOR: TERRY & DEBORAH SVIR | | | | | | |
| GRANTEE: JAMES & CYNTHIA SHI | | | | | | |
| 0804/0583 | 4/14/1995 | WD | Q | I | | 76,000 |
| GRANTOR: JOHN WESLEY & ANITA L | | | | | | |
| GRANTEE: TERRY R & DEBORAH K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 UOP= N9 W20 S9 E20$W40 S33 E23 FOP= S6 E7 N9 W7S3$ N3 E7 FGR= S23 E23 N23 W23$ E23 N30$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 19 | 36 | 684.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 958 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 100 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,558

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/04/2017 BY DF Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS