

LOT 4 BLOCK 1 SHADY OAKS ACRES U
ORB 653-226, 826-1639, 853-1153,

PHILMAN RONNIE M
8751 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

20-4S-16-03078-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC 20416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	228	100
BAS	1,025	100
FST	72	55
TOTALS	1,325	1,293

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,293	88.7680	99.42	128,550	1974	1974	0	0	10	35.00	55.00
1 SINGLE FAM 0% - 0 Heated Area: 1253 HX Base Yr												
5187 SW BIRLEY AVE, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2025 MLU												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	12,467
BAS	1,025	100		1,025	56,048
FST	72	55		40	2,187
TOTALS	1,325			1,293	70,702

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0100	C	SFR	0		RSF-	1105.00	210.00	1.00	LT		1.00

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1993	3	100	500	
1993	3	100	800	

TOTAL OB/XF											1,300	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00		
Total Acres: 0.51			Total Land Value: 26,000			Market: 0			Agricultural: 0			

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				70,702			
TOTAL MARKET OB/XF VALUE				1,300			
TOTAL LAND VALUE - MARKET				26,000			
TOTAL MARKET VALUE				98,002			
SOH/AGL Deduction				4,599			
ASSESSED VALUE				93,403			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				93,403			
TOTAL JUST VALUE				98,002			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				98,002			
LAND:1:1: 0.50 AC.							