

LOT 9 BLOCK 1 SHADY OAKS ACRES U
650-459, QC 1177-1910, DC 1488-2

GRAHAM LOUISE MOORE
P O BOX 3281
LAKE CITY, FL 32056

2026

20-4S-16-03078-009



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall	19	COMMON BRK 100	0100	01	2,083	112.3260	125.81	262,062	1974	1974	0	0	0	35.00	65.00	VALUATION BY STANDARD																						
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0										Heated Area: 1738										HX Base Yr															
Roof Cover	12	MODULAR MT 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	14	CARPET 90																																				
Interior Floor	08	SHT VINYL 10																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms		3 100																																				
Bathrooms		1.5 100																																				
Frame	01	NONE 100																																				
Stories	1.	1. 100																																				
Architectural Units	05	CONV 100																																				
Condition Adj	03	03 100																																				
Kitchen Adjus	01	01 100																																				
Quality	05	05																																				
DOR CODE	0100 SINGLE FAMILY																																					
MAP NUM																																						
NEIGHBORHOOD/LOC			20416.010 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	125	100		125	10,222																																	
BAS	288	100		288	23,551																																	
BAS	300	100		300	24,533																																	
BAS	1,025	100		1,025	83,821																																	
FOP	90	30		27	2,208																																	
FSP	120	40		48	3,925																																	
FSP	144	40		58	4,743																																	
FSP	184	40		74	6,052																																	
UCP	300	20		60	4,907																																	
UCP	391	20		78	6,378																																	
TOTALS	2,967			2,083	170,340																																	
EXTRA FEATURES										5089 SW BIRLEY AVE, LAKE CITY																												
L N	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	1993	1993	3	100	1,000																						
2	0070	CARPORT UF	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	750																						
3	0210	GARAGE U	0	100	16	24	384.00	UT	5.44	5.44	80	0	0	3	80	1,671																						
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																						
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300																						
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600																						
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200																						
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																						
9	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200																						
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000																						
LAND DESCRIPTION										TOTAL OB/XF 9,121																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000																					

GRAHAM LOUISE MOORE
P O BOX 3281
LAKE CITY, FL 32056

20-4S-16-03078-009

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2		3			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										
																										VALUATION BY					STANDARD				
																										Tax Group: 3					Tax Dist:				
																										BUILDING MARKET VALUE					170,340				
																										TOTAL MARKET OB/XF VALUE					11,121				
																										TOTAL LAND VALUE - MARKET					26,000				
																										TOTAL MARKET VALUE					207,461				
																										SOH/AGL Deduction					104,559				
																										ASSESSED VALUE					102,902				
																										TOTAL EXEMPTION VALUE					HX HB WX 55,722				
																										BASE TAXABLE VALUE					47,180				
																										TOTAL JUST VALUE					207,461				
																										NCON VALUE					0				
																										INCOME VALUE									
																										PREVIOUS YEAR MKT VALUE					207,461				