

TOMLINSON PEARL M
112 SW SHADY OAK WAY
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										19 COMMON BRK 100										TYPE									
Roof Structur										03 GABLE/HIP 100										MDL									
Roof Cover										14 PREFIN MT 100										EFF. AREA									
Interior Wall										05 DRYWALL 90										TOT ADJ PTS									
Interior Wall										04 PLYWOOD 10										EFF. BASE RATE									
Interior Floo										14 CARPET 90										REPL. COST NEW									
Interior Floo										06 VINYL ASB 10										AYB									
Air Condition										03 CENTRAL 100										EYB									
Heating Type										04 AIR DUCTED 100										ECON									
Bedrooms										3 100										FNCT									
Bathrooms										1.5 100										NORM									
Frame										01 NONE 100										% COND									
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										01									
NEIGHBORHOOD/LOC										20416.010 1.00/																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										220 100										220 19,764									
BAS										1,100 100										1,100 98,820									
FOP										72 30										22 1,977									
FST										55 55										30 2,695									
TOTALS										1,447										1,372 123,256									
EXTRA FEATURES										112 SW SHADY OAK WAY, 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									
2 0120										CLFENCE 4										0 100 17 10									
3 0294										SHED WOOD/										0 100 8 10									
4 0060										CARPORT F										0 100 0 0									
5 0296										SHED METAL										0 100 0 0									
6 0169										FENCE/WOOD										0 100 0 0									
LAND DESCRIPTION										TOTAL OB/XF										4,065									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
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									
1105.00										210.00										1.00									
LT										1.00										1.00									
26,000.00										26,000.00										26,000									
REVIEW DATE										04/15/2025										BY									
JB										Total Acres: 0.51										Total Land Value: 26,000									
Market: 0										Agricultural: 0										Common: 26,000									
PRINTED 10/10/2025 BY SYS																													