LOT 14 BLOCK 1 SHADY OAKS ACRES
789-1127, 801-185, WD 1182-2435,

HINSON DYLAN L/HINSON TOBIE ALEXIS
194 SW SHADY OAK WAY
LAKE CITY, FL 32024-4018

2026

20-4S-16-03078-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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

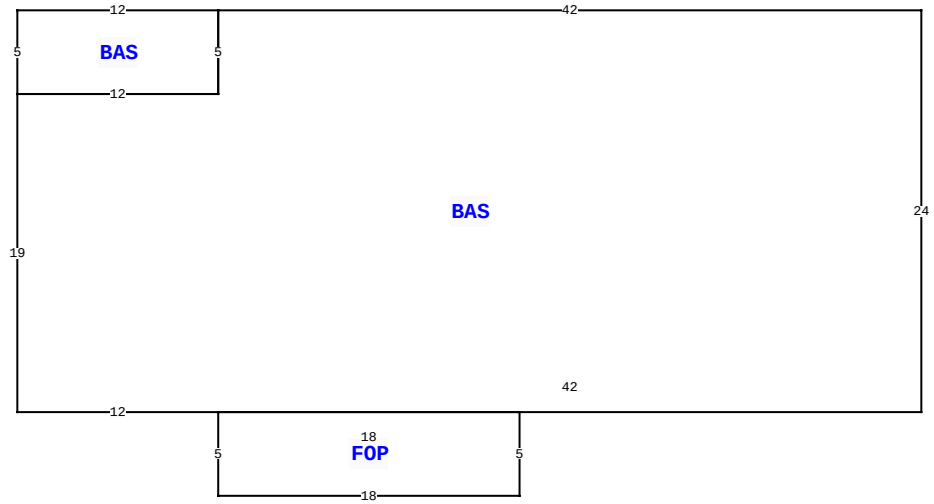
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	5,914
BAS	1,236	100		1,236	121,820
FOP	90	30		27	2,661
TOTALS	1,386			1,323	130,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,323	128.0000	143.36	189,665	1971	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2019 Heated Area: 1296 HX Base Yr 2019



194 SW SHADY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,395
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		156,895
SOH/AGL Deduction		50,339
ASSESSED VALUE		106,556
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,834
TOTAL JUST VALUE		156,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,266

SALE:2:1: LOT 14 BLK 1 SHADY OAKS ACRES UNIT 1 $.7

SALE:1:1: LOT 14 BLOCK 1 SHADY OAKS ACRES UNIT I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41179	ELECTRICAL		01/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0563	8/06/2018	WD	Q	I	01	118,000
GRANTOR: C TODD SAMPSON						
GRANTEE: DYLAN L & TOBIE ALE						
1322/1234	9/22/2016	WD	U	I	37	33,000
GRANTOR: ROBERT A & MEYNA M WI						
GRANTEE: C TODD SAMPSON (MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 BAS= W12 S5 E12 N5$S5 W12 S19 E12 FOP= S5 E18 N5W18$ E42 N24$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	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							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 10/10/2025 BY SYS