LOT 18 BLOCK 1 SHADY OAKS ACRES

459-429, DC 751-?, 850-537, 1133

BRYANT MONTAVIOUS
4761 SW COUNTY ROAD 242
LAKE CITY, FL 32024

2026

20-4S-16-03078-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

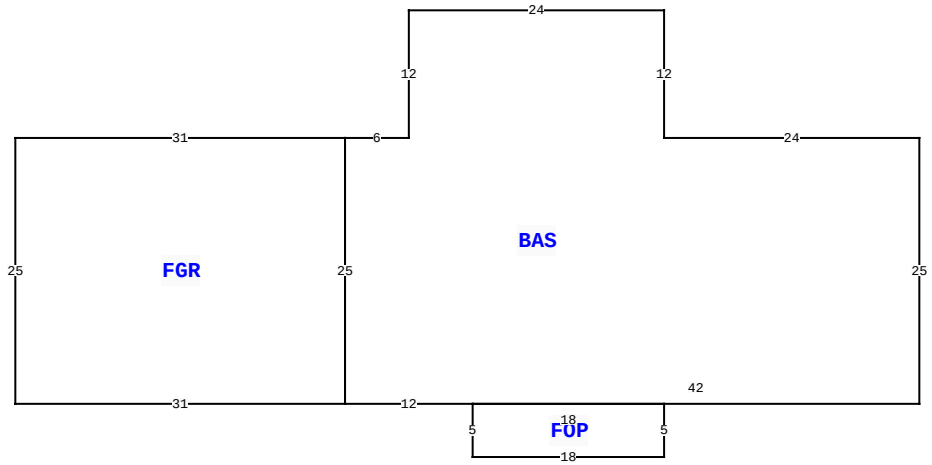
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,638	100		1,638	118,425
FGR	775	55		426	30,799
FOP	90	30		27	1,952
TOTALS	2,503			2,091	151,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	98.5520	110.38	230,805	1971	1995	0	0	0	34.50	65.50

1 SINGLE FAM 100% - 2024 Heated Area: 1638 HX Base Yr 2024



4761 SW COUNTY ROAD 242 , 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		151,177
TOTAL MARKET OB/XF VALUE		995
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		178,172
SOH/AGL Deduction		433
ASSESSED VALUE		177,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,017
TOTAL JUST VALUE		178,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047625	Roof Replacement	10,000	07/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/2765	6/30/2023	WD	Q	I	01	210,000
GRANTOR: ALESSI DENNIS JOSEPH						
GRANTEE: BRYANT MONTAVIOUS						
1262/2161	10/07/2013	WD	Q	I	01	69,900
GRANTOR: LORENA SIAPNO DAILEY						
GRANTEE: DENNIS JOSEPH JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N12 W24 S12 W6 FGR= W31 S25 E31 N25$ S25 E12FOP= S5 E18 N5 W18$ E42 N25$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	70.00	UT	2.50	2.50	100	1993	1993	3	100	175	
3	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	

LAND DESCRIPTION

TOTAL OB/XF 995

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 JB Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 10/10/2025 BY SYS