LOT 7 BLOCK 2 SHADY OAKS ACRES
UNIT 1. ORB 538-715,
785-590, ORB 1159-868, WD 1161

SIMPSON BRITNEE A
153 SW SHADY OAK WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

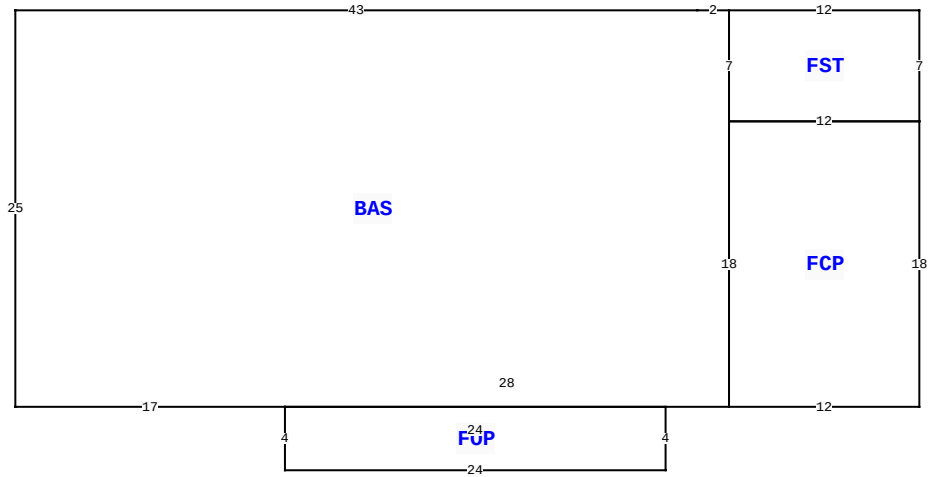
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,125	100		1,125	103,765
FCP	216	25		54	4,981
FOP	96	30		29	2,675
FST	84	55		46	4,243
TOTALS	1,521			1,254	115,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	126.7000	141.90	177,943	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1125 HX Base Yr 2019



153 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		115,663
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		144,163
SOH/AGL Deduction		57,446
ASSESSED VALUE		86,717
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,995
TOTAL JUST VALUE		144,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,163

SALE:1:1: INQUIRY MAILES - INCLUDED PP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30839	MAINT/ALTR	30	03/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1161/2143	11/05/2008	WD	Q	I	01	0
GRANTOR: WYNELLE H GOLLY						
GRANTEE: BRITNEE A SIMPSON						
1159/0868	9/29/2008	WD	Q	I	03	100
GRANTOR: WYNELLE H GOLLY						
GRANTEE: BRITNEE A SIMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 W43 S25 E17 FOP= S4 E24 N4 W24$ E28 FCP= E12 N18 W12 S18$ N18 FST= E12 N7 W12 S7$ N7$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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