LOT 9 BLOCK 2 SHADY OAKS ACRES U

ORB 646-187, 646-793, 682-679, 8

BLANTON TROY
111 SW SHADY OAK WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

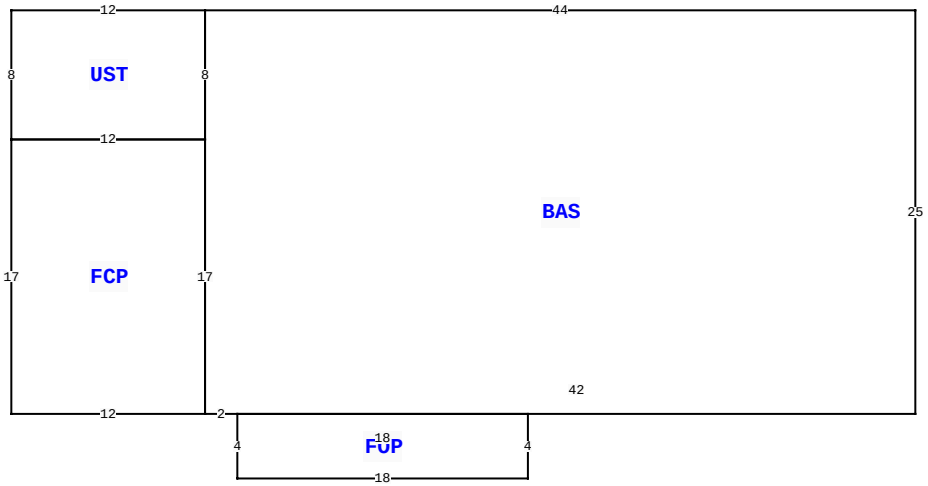
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,100	100		1,100	98,427
FCP	204	25		51	4,564
FOP	72	30		22	1,969
UST	96	45		43	3,847
TOTALS	1,472			1,216	108,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,216	122.9100	137.66	167,395	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1100 HX Base Yr



111 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		108,807
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		136,907
SOH/AGL Deduction		77,325
ASSESSED VALUE		59,582
TOTAL EXEMPTION VALUE	HX HB	34,582
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,907

SALE:1:1: WIFE TO EX HUSB

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38084	MAINT/ALTR	75	05/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0817/0089	1/16/1996	QC	Q	I	01	17,400

GRANTOR: SHERI BLANTON HARRING

GRANTEE: TROY HARRINGTON

0682/0679	3/29/1989	QC	U	I		36,200

GRANTOR: FARMERS HOME

GRANTEE: BLANTON TROY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UST= W12 S8 E12 N8$S8 FCP= W12 S17 E12 N17$ S17 E2
FOP= S4 E18 N4 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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