LOT 5 BLOCK 3 SHADY OAK ACRES UN
WD 999-331, LE 1366-2526, DC 144

GREGORY SUSAN NESS/KIERSTEAD LEROY
120 MAYPORT RD, LOT 40
ATLANTIC BEACH, FL 32233

2026

20-4S-16-03079-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

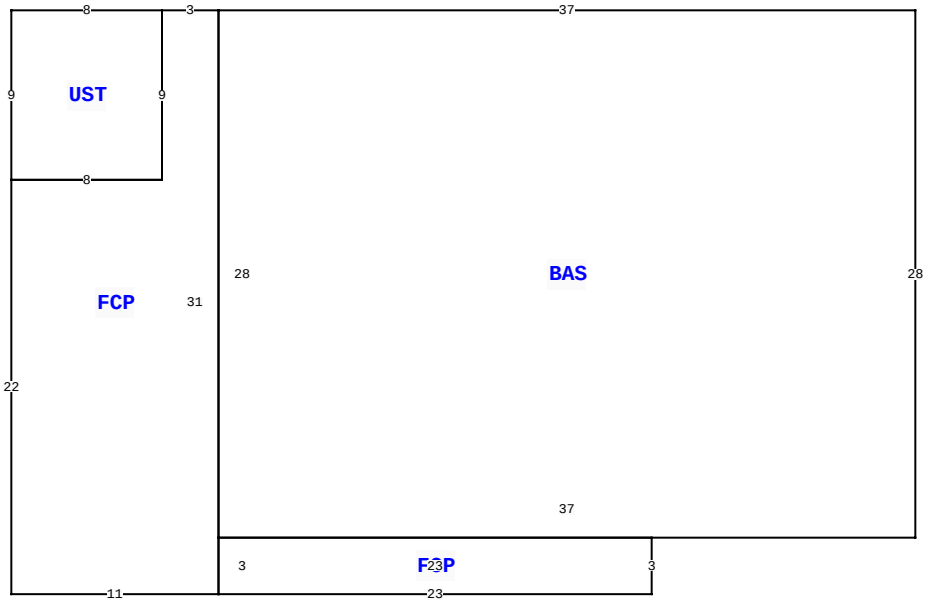
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,036	100		1,036	145,937
FCP	269	25		67	9,438
FOP	69	30		21	2,958
UST	72	45		32	4,508
TOTALS	1,446			1,156	162,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,156	132.3960	148.28	171,412	1975	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2023 Heated Area: 1036 HX Base Yr 2023



195 SW PRESTIGE 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		162,841
TOTAL MARKET OB/XF VALUE		7,760
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		194,001
SOH/AGL Deduction		8,693
ASSESSED VALUE		185,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,586
TOTAL JUST VALUE		194,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053891	Remodel	21,671	08/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1736	3/14/2025	QC	U	I	11	6,400
GRANTOR: ASTLEY DORINDA S						
GRANTEE: GREGORY SUSAN NESS						
1467/1848	5/25/2022	WD	Q	I	01	190,000
GRANTOR: UNDER ALL LLC						
GRANTEE: ASTLEY DORINDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FCP= W3 UST= W8 S9E8 N9$ S9 W8 S22 E11 N31$ S28 FOP= S3 E23 N3 W23$ E37 N28$.

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	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0210	GARAGE U	0	100	16	20	320.00	UT	18.00	18.00	100	1993	1993	3	100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 7,760

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-	105.00	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.36 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 10/07/2025 BY SYS