LOT 13 BLOCK 3 SHADY OAKS
ACRES UNIT 2. ORB 556-005,
635-042, 951-777, 1033-2147 &

PARKER DOUGLAS JASON
355 SW NIGHTSHADE DRIVE
LAKE CITY, FL 32024

2026

20-4S-16-03079-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		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

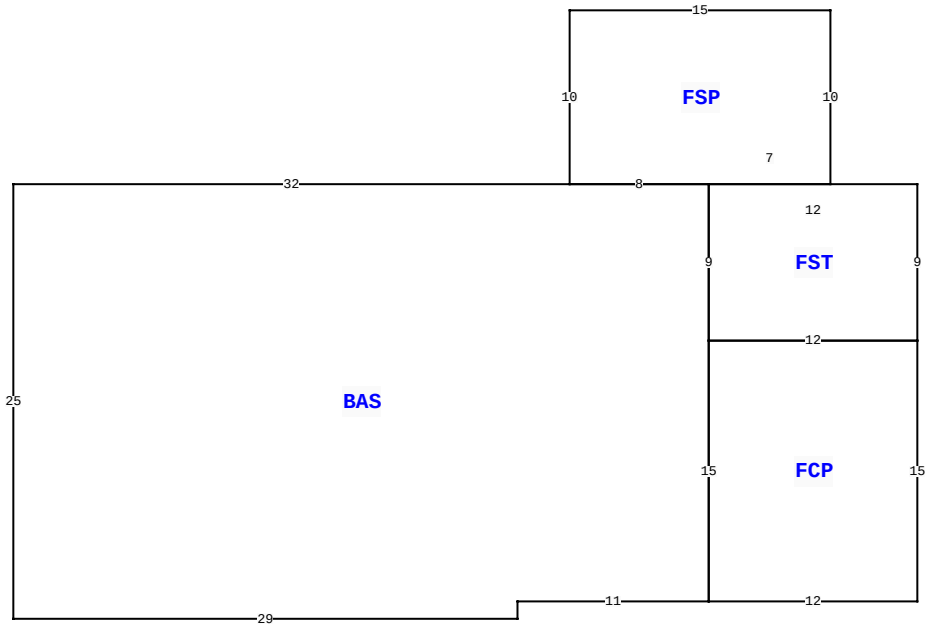
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100		989	88,128
FCP	180	25		45	4,010
FSP	150	40		60	5,346
FST	108	55		59	5,257
TOTALS	1,427			1,153	102,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	122.4000	137.09	158,065	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 989 HX Base Yr



168 SW FABIAN 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	102,742
TOTAL MARKET OB/XF VALUE	1,450
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	130,192
SOH/AGL Deduction	7,968
ASSESSED VALUE	122,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,224
TOTAL JUST VALUE	130,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1266/2043	12/04/2013	WD	U	I	12	55,300
GRANTOR: JPMORGAN CHASE BANK						
GRANTEE: DOUGLAS JASON PARKE						
1260/0033	7/31/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (GAFFO						
GRANTEE: JPMORGAN CHASE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S25 E29 N1 E11 FCP= E12 N15 W12 S15$ N15 FST= E12 N9 W12 S9$ N9 FSP= E7 N10 W15 S10 E8$ W8$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	0		RSF-	105.00	150.00	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: 0.36 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 10/07/2025 BY SYS