LOT 14 BLOCK 3 SHADY OAKS
ACRES UNIT 2. ORB 808-003.
QC 1119-1299, QC 1130-2019

CHASTEEN DONNA A
190 SW FABIAN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

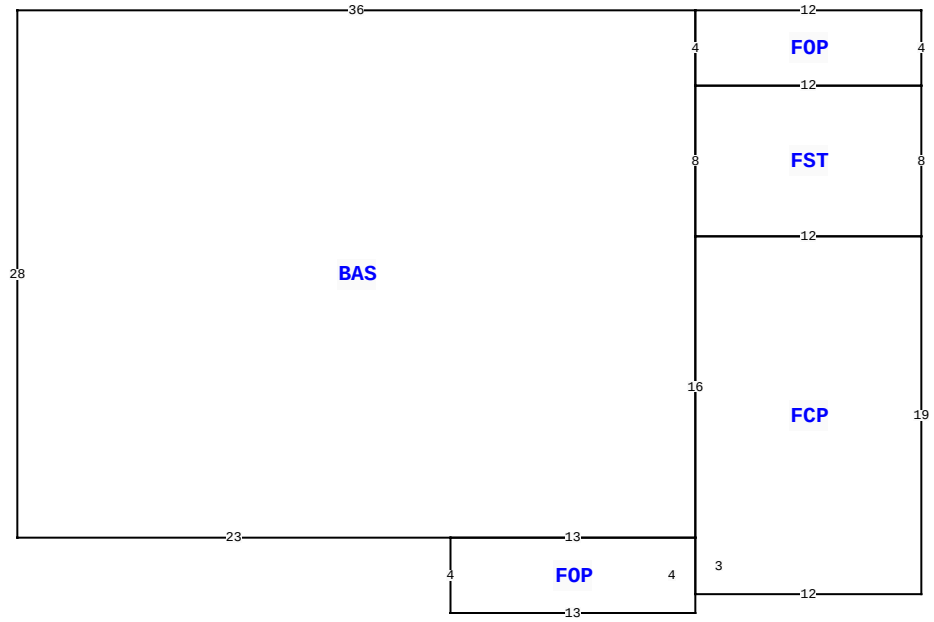
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,008	100		1,008	90,942
FCP	228	25		57	5,143
FOP	48	30		14	1,263
FOP	52	30		16	1,444
FST	96	55		53	4,781
TOTALS	1,432			1,148	103,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,148	123.9300	138.80	159,342	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1008 HX Base Yr



190 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		103,572
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		130,672
SOH/AGL Deduction		73,057
ASSESSED VALUE		57,615
TOTAL EXEMPTION VALUE	HX HB	32,615
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0808/0003	7/14/1995	FJ	Q	I	03	0
GRANTOR: KENNETH R CHASTEEN SR						
GRANTEE: DONNA A CHASTEEN						
0544/0452	6/01/1984	QC	Q	I		29,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S28 E23 FOP= S4 E13 N4 W13$ E13 FCP= S3 E12 N19 W12 S16$ N16 FST= E12 N8 W12 S8$ N8FOP= E12 N4 W12 S4$ N4$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	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