LOT 15 BLOCK 3 SHADY OAKS ACRES
754-1030, 757-390, 987-38, WD 14

MILEWSKI JAMES MICHAEL/NIQUETTE GLORIA LYNN
208 SW FABIAN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

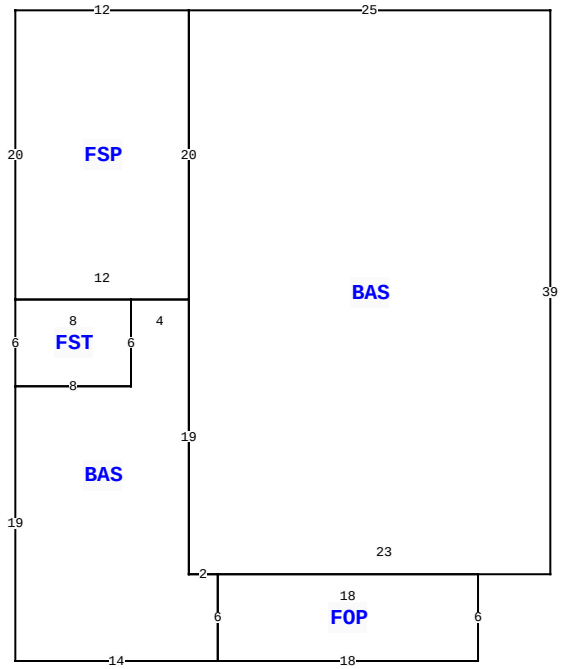
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	264	100		264	22,679
BAS	975	100		975	83,756
FOP	108	30		32	2,749
FSP	240	40		96	8,247
FST	48	55		26	2,233
TOTALS	1,635			1,393	119,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,393	118.0000	132.16	184,099	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1239 HX Base Yr 2022



208 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		119,664
TOTAL MARKET OB/XF VALUE		14,700
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		157,764
SOH/AGL Deduction		28,534
ASSESSED VALUE		129,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,508
TOTAL JUST VALUE		157,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049735	Storage Building	10,300	05/06/2024
30658	MAINT/ALTR	30	12/13/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/2347	1/22/2021	WD	Q	I	01	110,000
GRANTOR: MEEK BRIAN						
GRANTEE: MILEWSKI JAMES MICH						
0987/0038	6/24/2003	WD	U	I	08	40,000
GRANTOR: WAYNE HUDSON						
GRANTEE: BRIAN MEEK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W12 S20 E12 N20$ S20 BAS= W4 FST= W8 S6E8 N6$ S6 W8 S19 E14 N6 W2 N19$ S19 E2 FOP= S6 E18 N6 W18$ E23 N39$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	0030	BARN,MT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2025	2024		100	12,500	

LAND DESCRIPTION

TOTAL OB/XF 14,700

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	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.36 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 10/07/2025 BY SYS