LOT 16 BLOCK 3 SHADY OAK ACRES U

JANSEN RICHARD M
230 SW FABIAN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

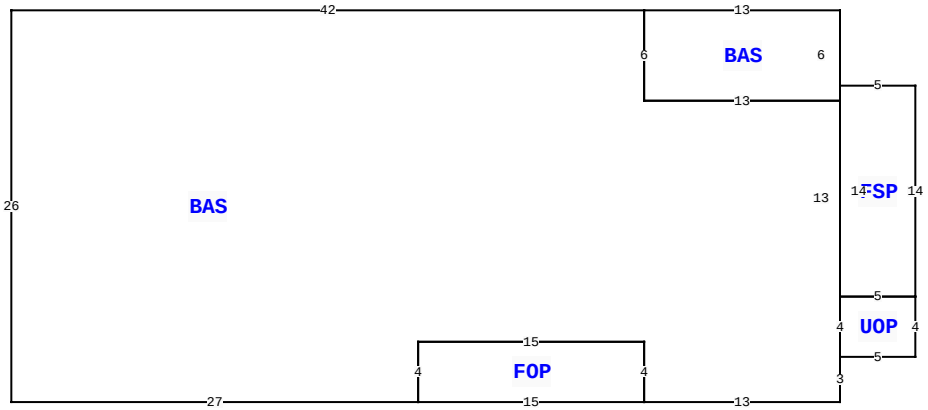
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	78	100		78	7,205
BAS	1,292	100		1,292	119,344
FOP	60	30		18	1,663
FSP	70	40		28	2,586
UOP	20	20		4	369
TOTALS	1,520			1,420	131,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	126.8800	142.11	201,796	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1370 HX Base Yr 2023



230 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		131,167
TOTAL MARKET OB/XF VALUE		12,974
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		170,141
SOH/AGL Deduction		71,937
ASSESSED VALUE		98,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,482
TOTAL JUST VALUE		170,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2729	7/05/2022	QC	U	I	11	0
GRANTOR: JANSEN RICHARD M						
GRANTEE: JANSEN RICHARD M						
1312/0077	10/20/2015	WD	Q	I	01	85,000
GRANTOR: RONALD N & KRISTY L B						
GRANTEE: RICHARD M JANSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E27 FOP= E15 N4 W15 S4$ N4 E15 S4 E13 N3UOP= E5 N4 W5 S4$ N4 FSP= E5N14 W5 S14$N13 BAS= N6 W13 S6E13$ W13 N6$.

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	1,000.00	1,000.00	75	1993	1993	3	75	750	
2	0252	LEAN-TO W/	0	100	13	24	312.00	UT	2.00	2.00	100	2000	2000	3	100	624	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	10,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 12,974

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