LOT 17 BLOCK 3 SHADY OAK ACRES U

364-495, 777-2343, 896-648, 914-

ZAMORA FERNANDO J
248 SW FABIAN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

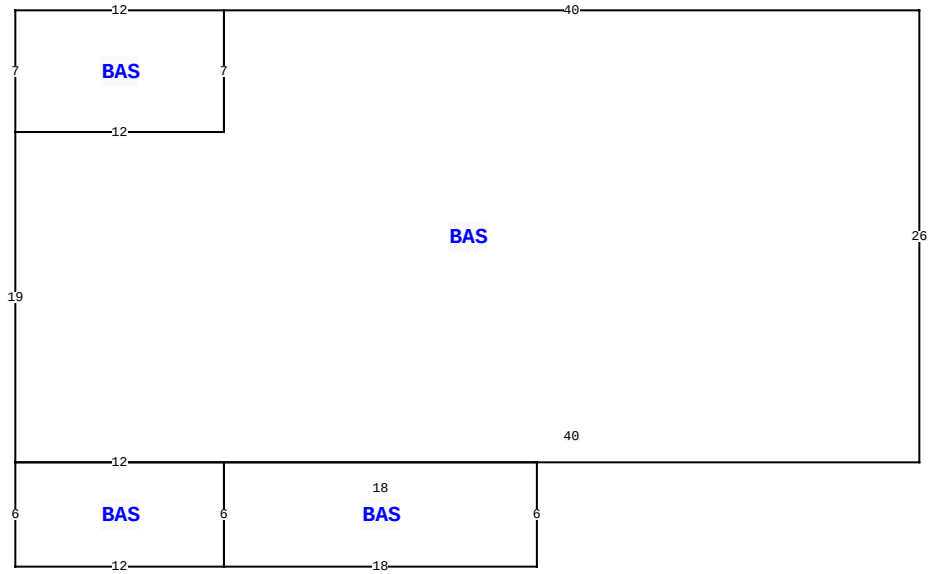
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	72	100		72	8,804
BAS	84	100		84	10,272
BAS	108	100		108	13,206
BAS	1,268	100		1,268	155,056
TOTALS	1,532			1,532	187,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,532	115.2360	129.06	197,720	1976	2020	0	0	0	5.25	94.75

1 SINGLE FAM 100% - 2023 Heated Area: 1532 HX Base Yr 2023



248 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		187,340
TOTAL MARKET OB/XF VALUE		7,580
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		220,920
SOH/AGL Deduction		9,676
ASSESSED VALUE		211,244
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,522
TOTAL JUST VALUE		220,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9478	GARAGE	50	03/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/1974	2/15/2022	WD	Q	I	03	195,500
GRANTOR: GRACE GROUP OF NORHT						
GRANTEE: ZAMORA FERNANDO J						
1436/1033	4/28/2021	WD	Q	I	01	100,000
GRANTOR: CASLOW JONATHAN A						
GRANTEE: GRACE GROUP OF NORH						

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	0	0	3	100	300	
2	0210	GARAGE U	0	100	22	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	5,000	
3	0166	CONC,PAVMT	0	100	0	0	1,053.00	UT	1.50	1.50	100	1995	1995	3	100	1,580	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S7 W12 S19 E12 E40 N26 $
BAS=[ORIG=-40,26] S6 E18 N6 W18 $
BAS=[ORIG=-40,0] W12 S7 E12 N7 $
BAS=[ORIG=-52,26] S6 E12 N6 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,580

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