LOT 18 BLOCK 3 SHADY OAK ACRES
UNIT 2.

HUGGINS BRANDON M
270 SW FABIAN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-036

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 90
Interior Floo	15	HARDTILE 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

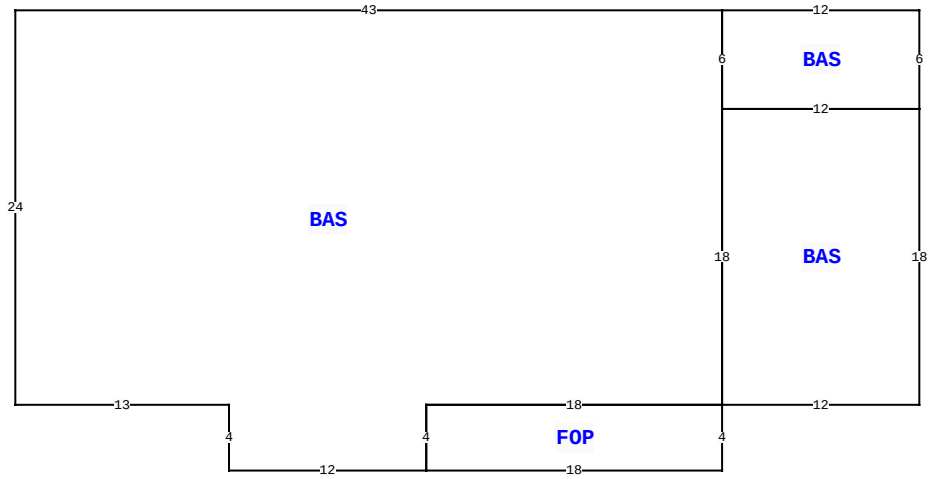
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	6,128
BAS	216	100		216	18,383
BAS	1,080	100		1,080	91,913
FOP	72	30		22	1,872
TOTALS	1,440			1,390	118,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,390	116.9000	130.93	181,993	1976	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1368 HX Base Yr 2017



270 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		118,295
TOTAL MARKET OB/XF VALUE		1,572
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		145,867
SOH/AGL Deduction		55,924
ASSESSED VALUE		89,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,221
TOTAL JUST VALUE		145,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051393	Roof Replacement	12,950	11/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1425	8/12/2016	WD	Q	I	01	82,500
GRANTOR: WILLIAM T BISHOP						
GRANTEE: BRANDON M HUGGINS						
1317/2399	12/01/2015	QC	U	I	11	100
GRANTOR: WENDY R BISHOP & WILL						
GRANTEE: WILLIAM T BISHOP						

BUILDING NOTES

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	500.00	UT	2.00	2.00	100	1993	1993	3	100	1,000	
2	0252	LEAN-TO W/	0	100	12	12	144.00	UT	2.00	2.00	25	2000	2000	3	25	72	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	

BUILDING DIMENSIONS

BAS= W43 S24 E13 S4 E12 FOP= E18 N4 W18 S4$ N4 E18 BAS= E12 N18 W12 S18$ N18 BAS= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,572

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