LOT 4 BLOCK 4 SHADY OAK
ACRES UNIT 2. ORB 412-16,
694-488, 799-786, 805-2224,

ROSKEY JAMIE
209 SW FABIAN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

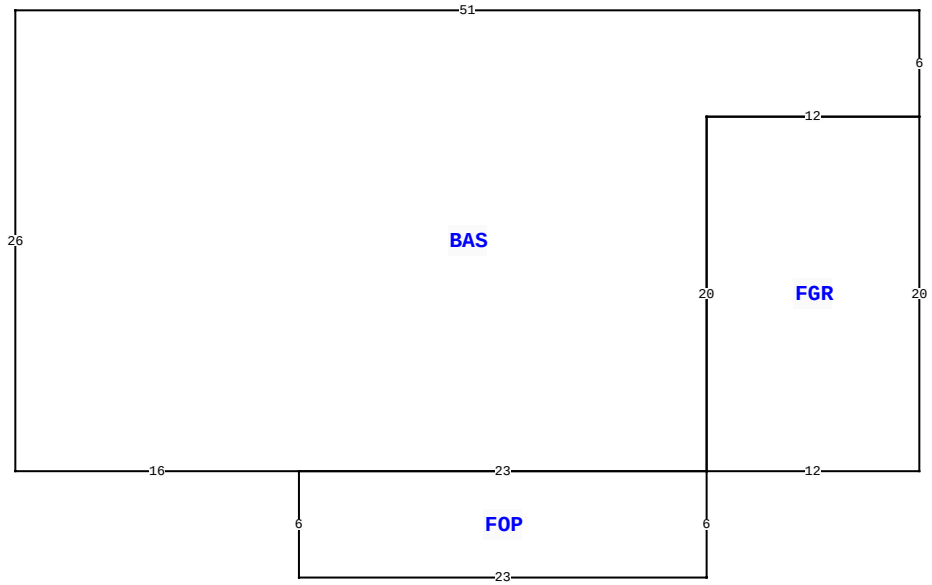
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,086	100		1,086	120,302
FGR	240	55		132	14,622
FOP	138	30		41	4,542
TOTALS	1,464			1,259	139,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,259	131.8720	147.70	185,954	1976	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2008 Heated Area: 1086 HX Base Yr 2008



209 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		139,466
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		168,686
SOH/AGL Deduction		62,210
ASSESSED VALUE		106,476
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,754
TOTAL JUST VALUE		168,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,545

SALE:2:1: CERTIFICATE OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1473	9/26/2016	QC	U	I	11	100
GRANTOR: JAMIE ROSKEY & GRIFFI						
GRANTEE: JAMIE ROSKEY (UNMAR						
1117/1641	3/30/2007	WD	Q	I		132,000
GRANTOR: CARL&DANA HUGGINS, WE						
GRANTEE: JAMIE ROSKEY & GRIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S26 E16 FOP= S6 E23N6 W23$ E23 FGR= E12 N20 W12 S20$ N20 E12 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	0.00	0.00	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	50	2000	2000	3	50	300	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	120	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	140.00	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: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 10/06/2025 BY SYS