LOT 10 BLOCK 4 SHADY OAKS ACRES
ORB 519-126,810-1002, 813-808, 8

ELLIS CHARLES/ELLIS KIMBERLY L
118 SW DUNN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

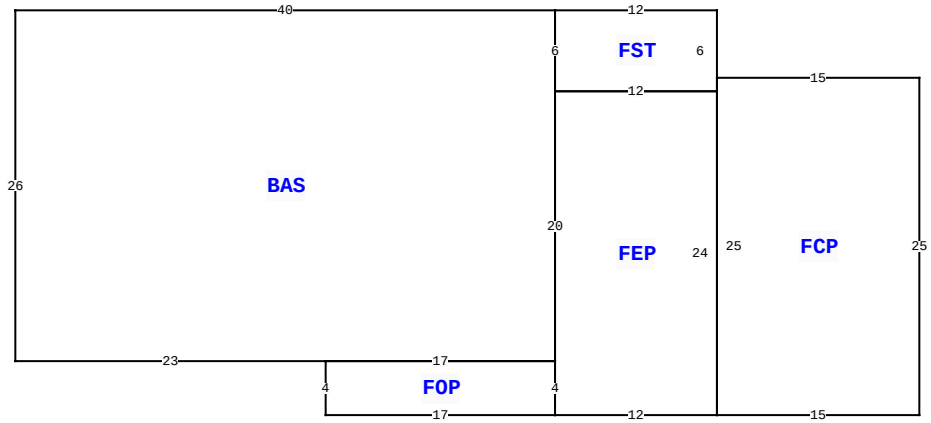
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,040	100		1,040	86,995
FCP	375	25		94	7,863
FEP	288	80		230	19,239
FOP	68	30		20	1,673
FST	72	55		40	3,346
TOTALS	1,843			1,424	119,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,424	114.9000	128.69	183,255	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1040 HX Base Yr 2013



118 SW DUNN 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		119,116
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		144,866
SOH/AGL Deduction		67,776
ASSESSED VALUE		77,090
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,368
TOTAL JUST VALUE		144,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,866

SALE:3:1: LOT 10 BLK 4 SHADY OAKS ACRES

SALE:2:1: LOT 10 BLK 4 SHADY OAKS

SALE:1:1: ADDING NEW HUSBAND TO DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1244/1721	11/08/2012	WD	U	I	40	86,000
GRANTOR: VANESSA M & THOMAS W						
GRANTEE: CHARLES & KIMBERLY						
0835/0321	2/20/1997	WD	U	I		0
GRANTOR: VANESSA MCDUFFIE						
GRANTEE: VANESSA M & THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E23 FOP= S4 E17N4 W17$ E17 FEP= S4 E12 FCP= E15 N25 W15 S25$ N24 W12 S20$ N20 FST= E12 N6 W12 S6$ 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	400	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	75	2006	2006	3	75	1,350	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 10/06/2025 BY SYS