LOT 11 BLOCK 4 SHADY OAKS
ACRES UNIT 2 ADDITION. 391-733
531-84, 896-2416, WD 1051-589,

VARNES EVAMAE P
136 SW DUNN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

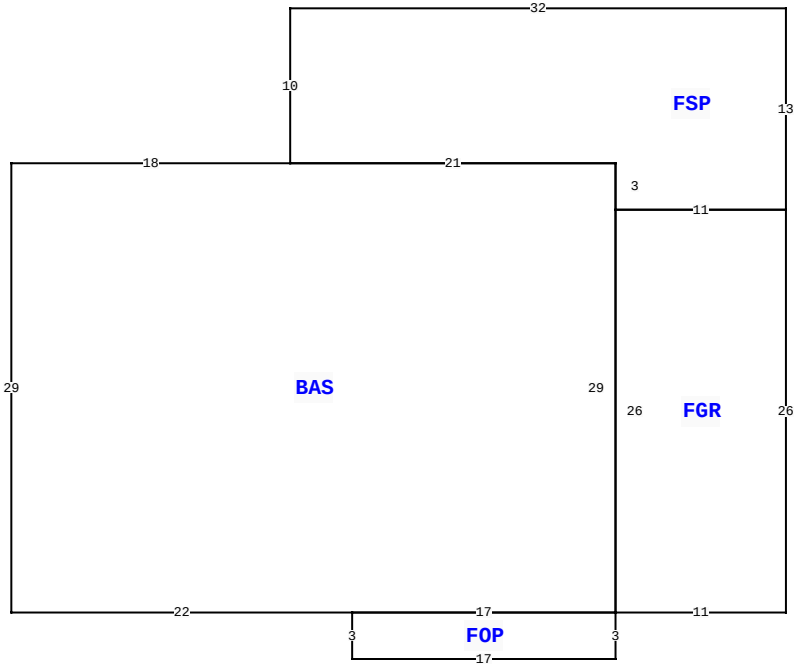
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,131	100		1,131	88,769
FGR	286	55		157	12,323
FOP	51	30		15	1,178
FSP	353	40		141	11,067
TOTALS	1,821			1,444	113,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	93.4400	104.65	151,115	1977	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 1131 HX Base Yr 2019



136 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		113,336
TOTAL MARKET OB/XF VALUE		1,738
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		141,074
SOH/AGL Deduction		46,913
ASSESSED VALUE		94,161
TOTAL EXEMPTION VALUE	HX HB SX	94,161
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		141,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/2273	3/23/2018	WD	Q	I	01	95,000
GRANTOR: JACQUELINE B HILYER						
GRANTEE: EVAMAE P VARNES						
1333/0578	3/17/2017	WD	U	I	37	49,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: JACQUELINE B HILYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 W18 S29 E22 FOP= S3E17N3 W17$ E17 FGR= E11 N26 FSP= N13 W32 S10 E21 S3E11$ W11 S26$ N29$.

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	500	
2	0120	CLFENCE 4	0	100	0	0	250.00	UT	7.50	7.50	50	2006	2006	3	50	938	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,738

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-	105.00	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