LOT 12 BLOCK 4 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 637-737, 781-1020,

LANCY JOHN L/LANCY NANCY
386 BROADHURST RD
JESUP, GA 31546-9400

2026

20-4S-16-03079-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

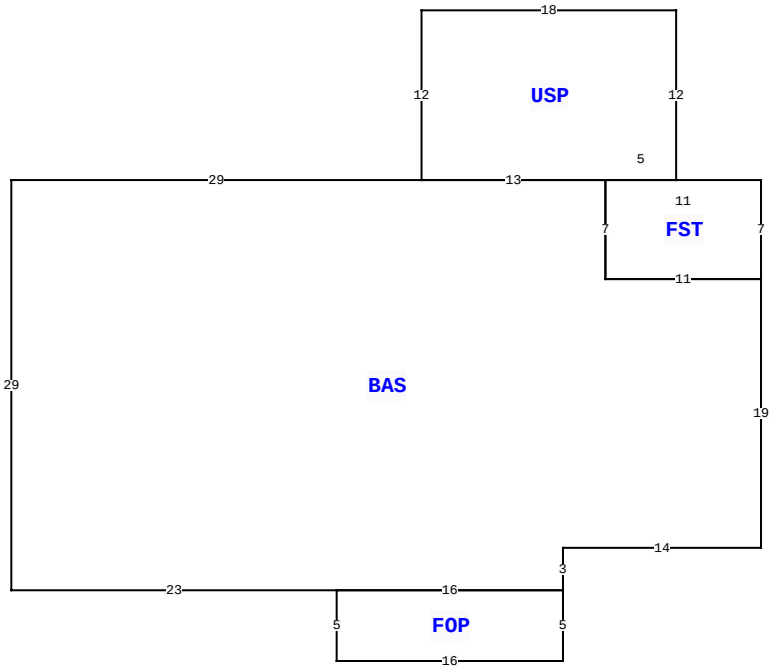
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,418	100		1,418	112,926
FOP	80	30		24	1,911
FST	77	55		42	3,345
USP	216	35		76	6,053
TOTALS	1,791			1,560	124,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,560	109.3950	122.52	191,131	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1418 HX Base Yr



158 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	124,235
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	150,135
SOH/AGL Deduction	5,157
ASSESSED VALUE	144,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,978
TOTAL JUST VALUE	150,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0786/2077	2/17/1994	WD	U	I	11	37,600
GRANTOR: VETERANS ADMINISTRATI						
GRANTEE: JOHN & NANCY LANCY						
0781/1020	10/18/1993	CT	U	I	11	33,500
GRANTOR: DANIEL E POTTS						
GRANTEE: VETERANS ADMINISTRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S29 E23 FOP= S5 E16N5 W16$ E16 N3 E14 N19 FST= N7 W11 S7 E11$ W11 N7 USP= E5N12 W18 S12 E13$ W13 $.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0		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