LOT 18 BLOCK 4 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 763-2239, 883-875,

BRADLEY JOHN E
274 SW DUNN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-059

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

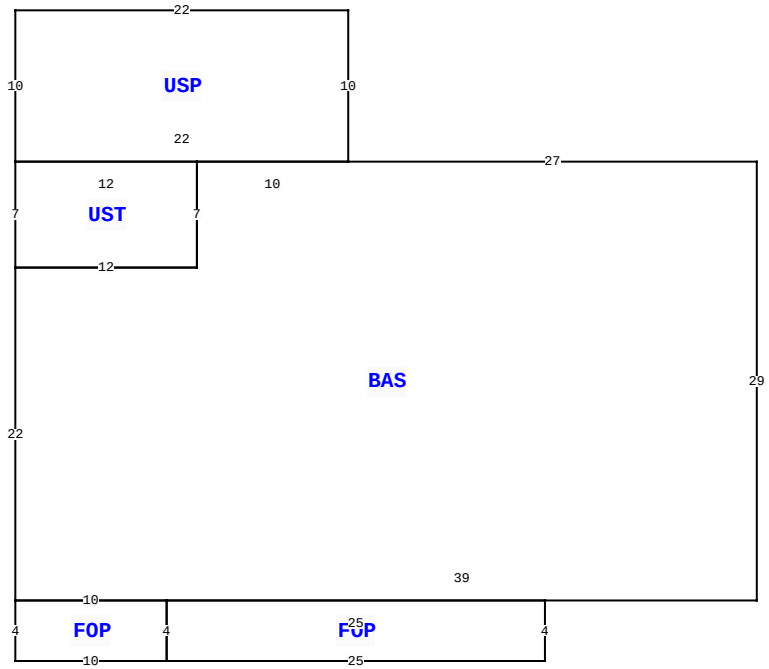
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,337	100		1,337	106,963
FOP	40	30		12	960
FOP	100	30		30	2,400
USP	220	35		77	6,160
UST	84	45		38	3,040
TOTALS	1,781			1,494	119,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	109.8900	123.08	183,882	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1337 HX Base Yr 2000



274 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		119,523
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		144,523
SOH/AGL Deduction		65,863
ASSESSED VALUE		78,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,938
TOTAL JUST VALUE		144,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,523

SALE:1:1: LOT 18 BLK 4 SHADY OAKS ACRES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0883/0875	6/25/1999	WD	Q	I		49,900
GRANTOR: BURR						
GRANTEE: BRADLEY						
0763/2239	8/21/1992	WD	Q	I		37,000
GRANTOR: RONALD WILSON						
GRANTEE: LEONARD BURR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 USP= N10 W22 S10 E22$ W10 UST= W12 S7 E12 N7$ S7 W12 S22 FOP= S4 E10 N4 W10$ E10 FOP= S4 E25 N4W25$ E39 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	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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 11/19/2025 BY SYS