LOT 4 BLOCK 5 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 391-605, WD 1142-253,

GREEN SHERRY L/MCGOWEN RYAN A
177 SW DUNN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-063

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

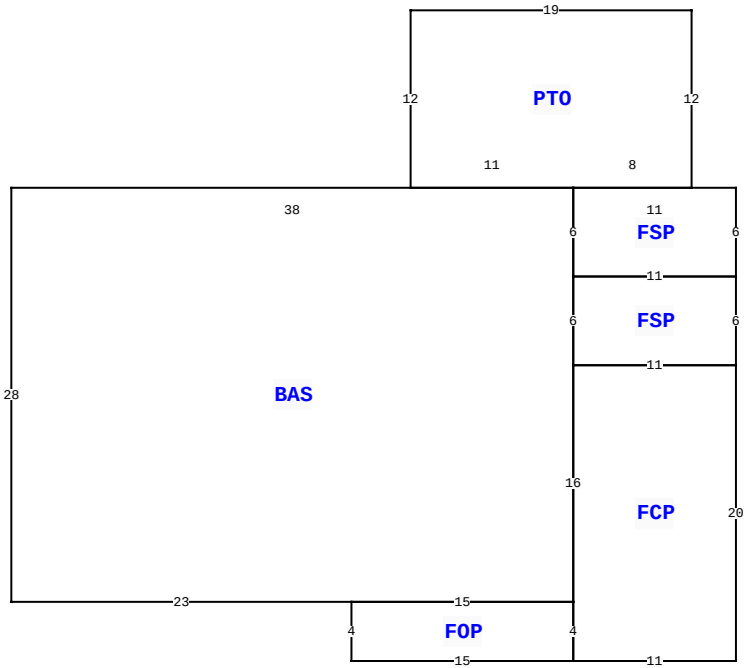
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,064	100		1,064	94,023
FCP	220	25		55	4,860
FOP	60	30		18	1,591
FSP	66	40		26	2,298
FSP	66	40		26	2,298
PTO	228	5		11	972
TOTALS	1,704			1,200	106,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	121.3800	135.95	163,140	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1064 HX Base Yr 2013



177 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		106,041
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		134,341
SOH/AGL Deduction		61,749
ASSESSED VALUE		72,592
TOTAL EXEMPTION VALUE	HX HB	47,592
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0270	12/28/2012	WD	Q	I	01	65,000
GRANTOR: BETH D PAYNE (SINGLE)						
GRANTEE: SHERRY L GREEN (MAR						
1142/0253	1/31/2008	WD	Q	I	01	131,000
GRANTOR: JERRI J & PAULA FAYE						
GRANTEE: BETH D PAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S28 E23 FOP= S4 E15 N4 W15$ E15 FCP= S4 E11 N20 W11 S16$ N16 FSP= E11 N6 W11 S6$ N6 FSP= E11 N6 W11 S6$ N6 PTO= E8 N12 W19 S12 E11$.

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	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	1993	1993	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 10/03/2025 BY SYS