LOT 5 BLOCK 5 SHADY OAKS ACRES
UNIT 2 ADD. ORB 442-771,
757-1120, 815-1454, CASE#

HARVEY MARC K
157 SW DUNN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-064

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

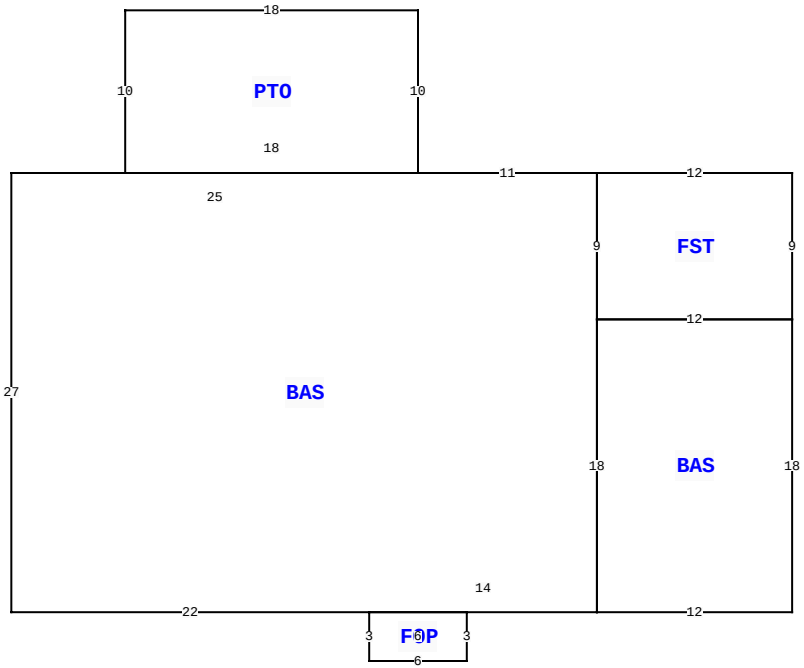
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	216	100		216	17,690
BAS	972	100		972	79,607
FOP	18	30		5	410
FST	108	55		59	4,832
PTO	180	5		9	737
TOTALS	1,494			1,261	103,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	112.5000	126.00	158,886	1977	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1188 HX Base Yr 2004



157 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		103,276
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		127,626
SOH/AGL Deduction		51,538
ASSESSED VALUE		76,088
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,366
TOTAL JUST VALUE		127,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,626

SALE:1:1: LOT 5 BLK 5 SHADY OAKS ACRES UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0965/0136	10/14/2002	WD	Q	I		57,500
GRANTOR: LISA AMPARO						
GRANTEE: MARC HARVEY						
0815/1454	12/28/1995	WD	Q	I	02	0
GRANTOR: LARRY M & MARTHA J BR						
GRANTEE: LISA J & ADAM T PLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W18 S10 E18$ W25 S27 E22 FOP= S3 E6 N3 W6$ E14 BAS= E12 N18 W12 S18$ N18 FST= E12 N9 W12 S9$ N9$.

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	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0070	CARPORT UF	0	100	16	20	320.00	UT	2.50	2.50	50	2006	2006	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 950

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 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/19/2025 BY SYS