LOT 11 BLOCK 5 SHADY OAKS ACRES
811-148, QC 1206-1097, QC 1236-1

FLETCHER JOHN ROBERT
178 SW GREMLIN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-070

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

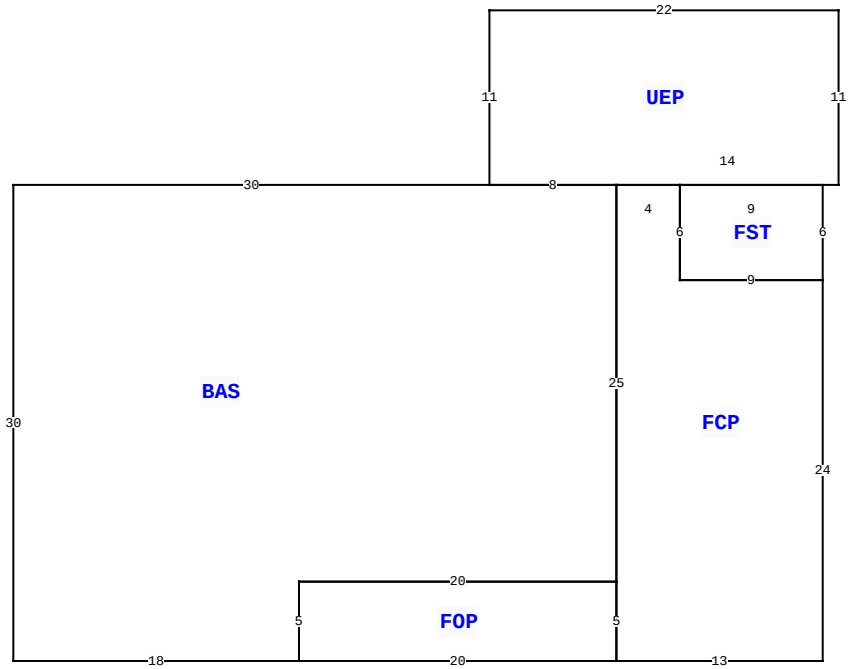
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,040	100		1,040	93,504
FCP	336	25		84	7,552
FOP	100	30		30	2,698
FST	54	55		30	2,698
UEP	242	60		145	13,036
TOTALS	1,772			1,329	119,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,329	123.5000	138.32	183,827	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1040 HX Base Yr



178 SW GREMLIN 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	119,488
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	146,888
SOH/AGL Deduction	0
ASSESSED VALUE	146,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,888
TOTAL JUST VALUE	146,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/712	3/28/2024	QC	U	I	11	100
GRANTOR: PARKER DAVID						
GRANTEE: FLETCHER JOHN ROBER						
1499/1759	9/27/2023	LE	U	I	14	100
GRANTOR: FLETCHER JOHN ROBERT						
GRANTEE: PARKER DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S30 E18 FOP= E20 N5W20 S5$ N5 E20 FCP= S5 E13 N24 FST= N6 W9 S6 E9 $ W9 N6 W4 S25$ N25 UEP= E14 N11 W22 S11 E8$ W8$.

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	1,200	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0294	SHED WOOD/	0	0	10	20	200.00	UT	14.00	14.00	50	2006	2006	3	50	1,400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 10/03/2025 BY SYS