LOT 14 BLOCK 5 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 516-471, 533-674, 700-472,

J & L FUTURE LLC
157 SW LEGION DR
LAKE CITY, FL 32024

2026

20-4S-16-03079-073

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

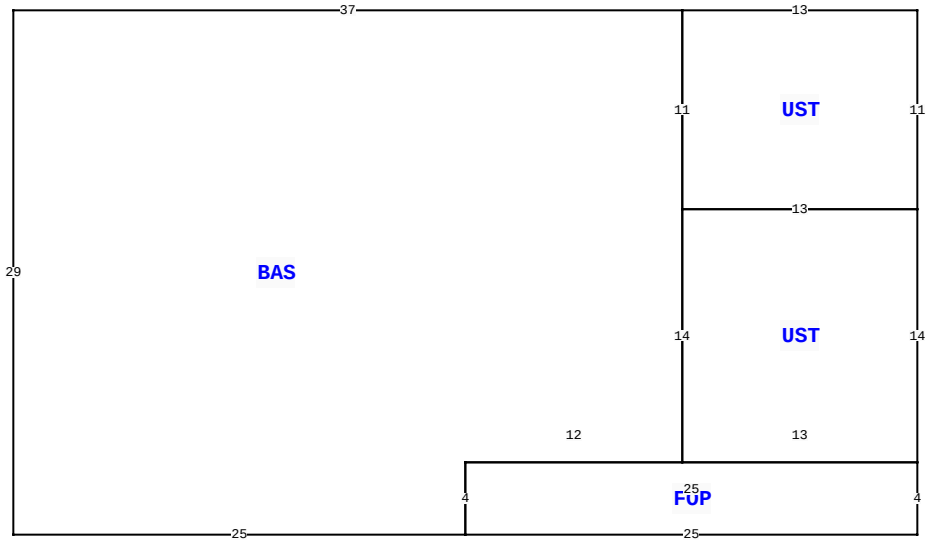
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,025	100		1,025	86,692
FOP	100	30		30	2,538
UST	143	45		64	5,413
UST	182	45		82	6,936
TOTALS	1,450			1,201	101,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,201	116.1780	130.12	156,274	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



238 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	101,578
TOTAL MARKET OB/XF VALUE	475
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	125,453
SOH/AGL Deduction	3,658
ASSESSED VALUE	121,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,795
TOTAL JUST VALUE	125,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1369/0682	9/24/2018	WD	U	I	11	100
GRANTOR: JOHN E B & LISA C STE						
GRANTEE: J & L FUTURE LLC						
1319/1727	7/28/2016	WD	Q	I	01	55,000
GRANTOR: LESTER W & JACQUELINE						
GRANTEE: JOHN E B & LISA C S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S29 E25 FOP= E25 N4W25 S4$ N4 E12 UST= E13 N14 W13 S14$ N14 UST= E13 N11 W13S11$N11$.

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	375	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 475

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-	105.00	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