LOT 5 BLOCK 6 SHADY OAKS ACRES
UNIT 2 ADDITION.
ORB 402-362,708-703,756-1852,

PHILMAN RONNIE
8751 SW STATE RD 247
LAKE CITY, FL 32024

2026

20-4S-16-03079-078

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04

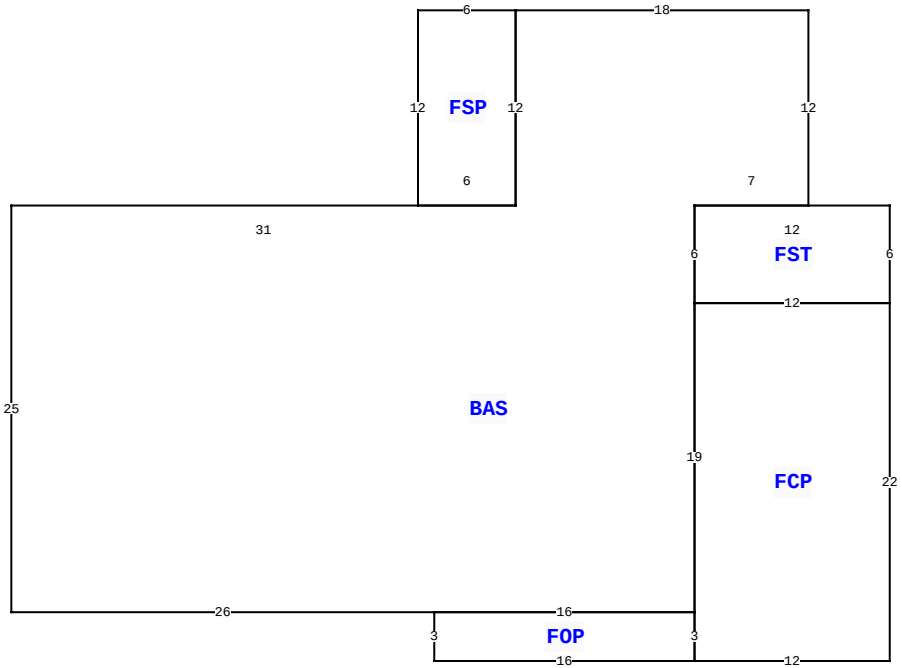
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100		1,266	41,063
FCP	264	25		66	2,141
FOP	48	30		14	454
FSP	72	40		29	941
FST	72	55		40	1,298
TOTALS	1,722			1,415	45,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0600	01	1,415	86.4880	64.87	91,791	1978	1978	0	0	10	40.00	50.00

1 SFR RENTAL 0% - 0 Heated Area: 1266 HX Base Yr



147 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	45,896
TOTAL MARKET OB/XF VALUE	2,050
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	71,346
SOH/AGL Deduction	0
ASSESSED VALUE	71,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,346
TOTAL JUST VALUE	71,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/2455	3/13/2013	WD	U	I	12	50,000
GRANTOR: CITIMORTGAGE INC						
GRANTEE: RONNIE PHILMAN						
1248/2154	1/16/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (RODGE						
GRANTEE: CITIMORTGAGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S25 E26 FOP= S3 E16N3 W16$ E16 FCP= S3 E12 N22 W12 S19$ N19 FST= E12 N6 W12 S6$ N6 E7 N12 W18 FSP= W6 S12E6 N12$ S12$.

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	500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,050

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 11/18/2025 BY SYS