LOT 8 BLOCK 6 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 424-388, 744-1878,

CHRISTIE CLINTON M
146 SW DAYTONA WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-081

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

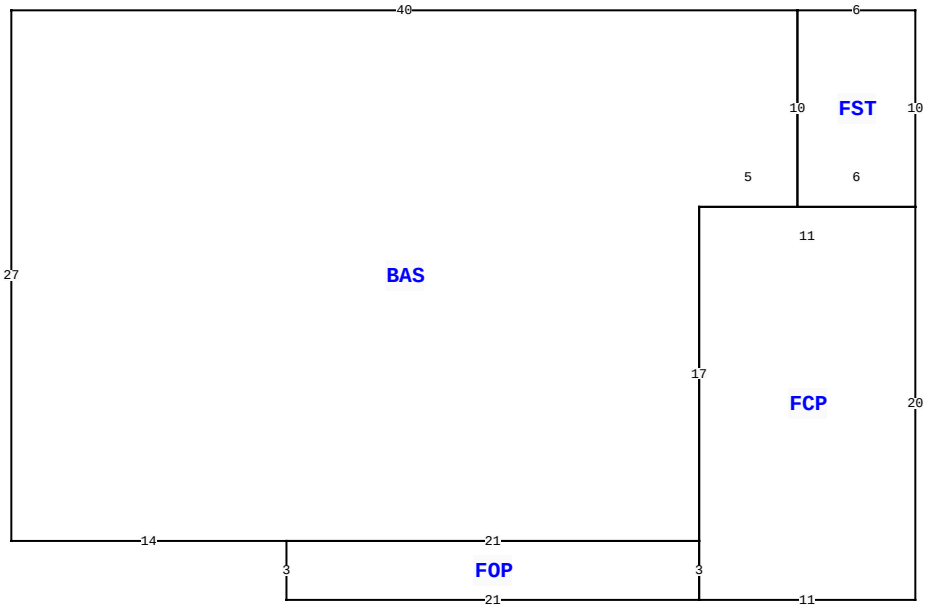
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	995	100		995	74,144
FCP	220	25		55	4,098
FOP	63	30		19	1,416
FST	60	55		33	2,459
TOTALS	1,338			1,102	82,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	102.3570	114.64	126,333	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 995 HX Base Yr 2016



146 SW DAYTONA 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		82,116
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		22,100
TOTAL MARKET VALUE		105,716
SOH/AGL Deduction		47,988
ASSESSED VALUE		57,728
TOTAL EXEMPTION VALUE	HX HB	32,728
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0218	1/13/2015	WD	U	I	30	55,000
GRANTOR: JULIAN W & JR & CONNI						
GRANTEE: CLINTON M CHRISTIE						
1280/1845	8/26/2014	QC	U	I	18	37,500
GRANTOR: CITIBANK N A AS TRUST						
GRANTEE: JULIAN W & CONNIE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E14 FOP= S3 E21N3 W21$ E21 FCP= S3 E11 N20 W11 S17$ N17 E5 FST= E6 N10 W6 S10$ N10$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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-	105.00	140.00	1.00	LT		1.00	1.00	0.85	26,000.00	22,100.00	22,100							

REVIEW DATE 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 22,100 Market: 0 Agricultural: 0 Common: 22,100 PRINTED 11/18/2025 BY SYS