LOT 1 BLOCK 7 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 888-159, CT 1314-1649, SWD

VARGASON JAY C/VARGASON MALINDA M
165 SW DAYTONA WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-085

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

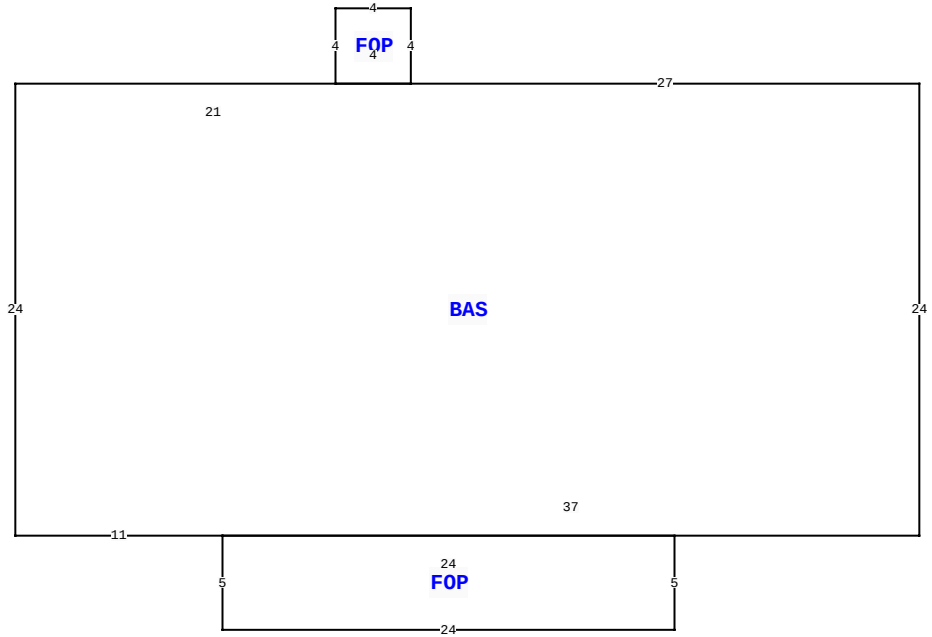
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	116,468
FOP	16	30		5	506
FOP	120	30		36	3,640
TOTALS	1,288			1,193	120,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	120.3600	134.80	160,816	1999	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 1152 HX Base Yr 2017



165 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		120,612
TOTAL MARKET OB/XF VALUE		2,080
TOTAL LAND VALUE - MARKET		19,500
TOTAL MARKET VALUE		142,192
SOH/AGL Deduction		53,870
ASSESSED VALUE		88,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,600
TOTAL JUST VALUE		142,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,202

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16032	SFR	200	09/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0653	9/30/2016	WD	Q	I	01	95,000
GRANTOR: WILLIAM J & PATRICIA						
GRANTEE: JAY C & MALINDA M V						
1317/1232	6/24/2016	WD	U	I	12	40,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: WILLIAM J & PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N4 W4 S4 E4$ W21 S24 E11 FOP= S5E24 N5 W24$ E37 N24$.

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	453.00	UT	1.50	1.50	100	1999	1999	3	100	680	
2	0080	DECKING	0	100	10	12	120.00	UT	10.00	10.00	50	2006	2006	3	50	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,080

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-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	26,000.00	19,500.00	19,500							

REVIEW DATE 04/22/2025 BY KS Total Acres: 0.50 Total Land Value: 19,500 Market: 0 Agricultural: 0 Common: 19,500 PRINTED 11/18/2025 BY SYS