LOT 5 BLOCK 7 SHADY OAKS ACRES U

916-357, 1141-2765, LE 1528-205,

CRAY ANNETTE PHYLLIS
132 SW STEVENS ST
LAKE CITY, FL 32024

2026

20-4S-16-03079-089

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

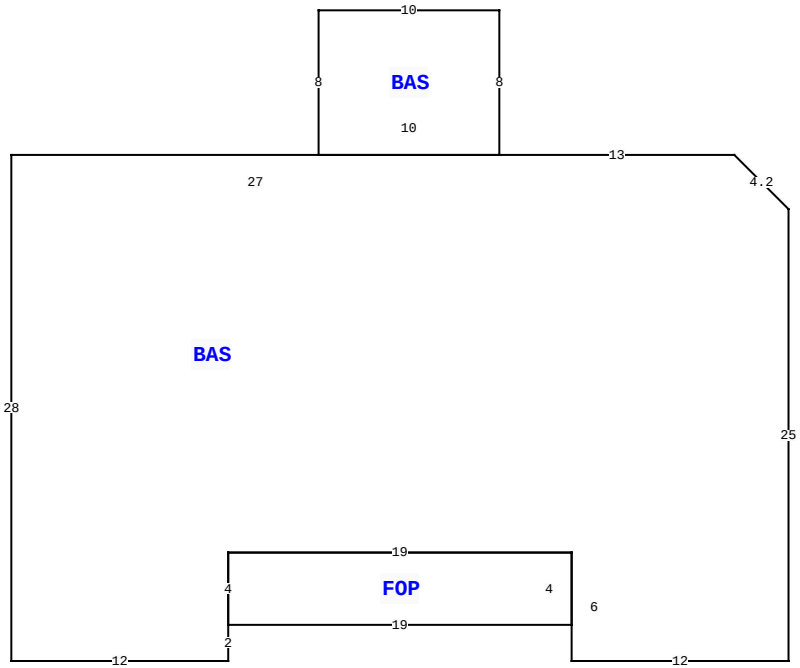
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	80	100		80	7,408
BAS	1,086	100		1,086	100,567
FOP	76	30		23	2,130
TOTALS	1,242			1,189	110,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,189	118.1160	132.29	157,293	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2002 Heated Area: 1166 HX Base Yr 2002



132 SW STEVENS ST, 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		110,105
TOTAL MARKET OB/XF VALUE		525
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		136,630
SOH/AGL Deduction		52,100
ASSESSED VALUE		84,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,808
TOTAL JUST VALUE		136,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,596

LAND:1:1: 0.27 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17754	SFR	217	12/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/205	11/21/2024	LE	U	I	14	100
GRANTOR: CRAY ANNETTE PHYLIS (						
GRANTEE: MANNING YATEVIA SHA						
0916/0357	12/12/2000	WD	Q	V		5,000
GRANTOR: E & S DEVELOPEMENT						
GRANTEE: ANNETTE P MANNING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N8 W10 S8 E10$ W27 S28 E12 N2 FOP= E19 N4 W19 S4$ N4 E19 S6 E12 N25 U3 L3 $.

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	350.00	UT	1.50	1.50	100	2001	2001	3	100	525	

LAND DESCRIPTION

TOTAL OB/XF 525

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-	1157.00	105.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/22/2025 BY KS Total Acres: 0.38 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2025 BY SYS