COMM NW COR OF SW1/4 OF NW1/4, S
POB, E 287.24 FT, S 373.52 FT, W
SEC LINE, CONT W 23.16 FT TO A C

GARDINI NICHOLAS/GARDINI TRACEY
328 SW SHADY LN
LAKE CITY, FL 32024

2026

04-4S-16-02772-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

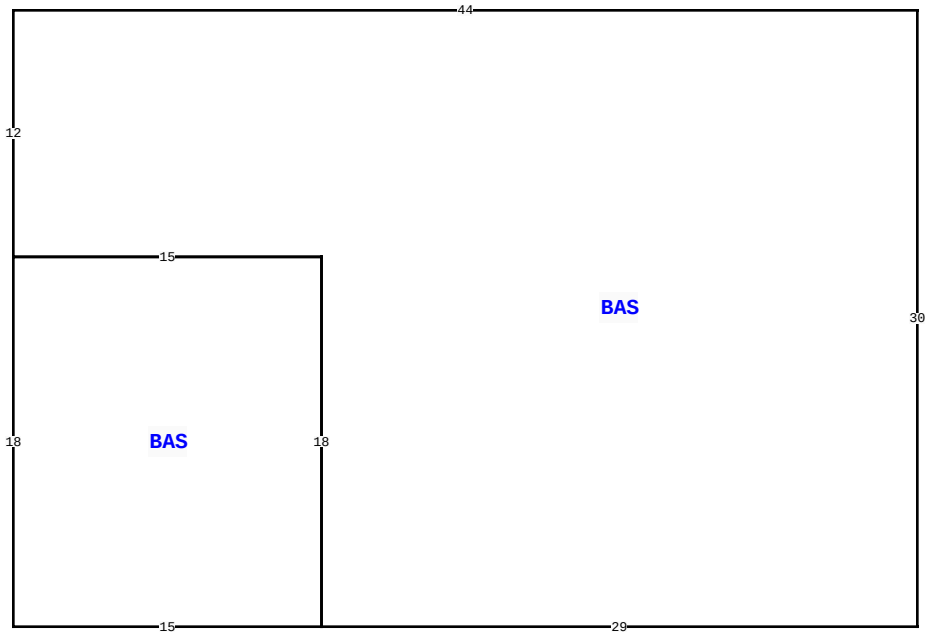
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100		270	19,852
BAS	1,050	100		1,050	77,204
TOTALS	1,320			1,320	97,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	101.0000	113.12	149,318	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1320 HX Base Yr



328 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,057
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	30,900
TOTAL MARKET VALUE	135,357
SOH/AGL Deduction	0
ASSESSED VALUE	135,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,357
TOTAL JUST VALUE	135,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,357

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40177	ELECTRICAL	0	07/20/2020
19719	M H	125	07/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2322	5/13/2022	WD	Q	I	01	164,900

GRANTOR: TOWNSEND TONYA CATHER
GRANTEE: GARDINI NICHOLAS

1407/2591	3/13/2020	WD	U	I	37	60,000

GRANTOR: LARRY J & LINDA G PAR
GRANTEE: TONYA C TOWNSEND &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S12 E15 S18 E29 N30 $
BAS=[ORIG=-44,12] S18 E15 N18 W15 $
.

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	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	0	22	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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		00	0.00	0.00	2.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,900							

REVIEW DATE 10/11/2023 BY KS Total Acres: 2.06 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 06/09/2026 BY SYS