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

2027

04-4S-16-02772-036

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/

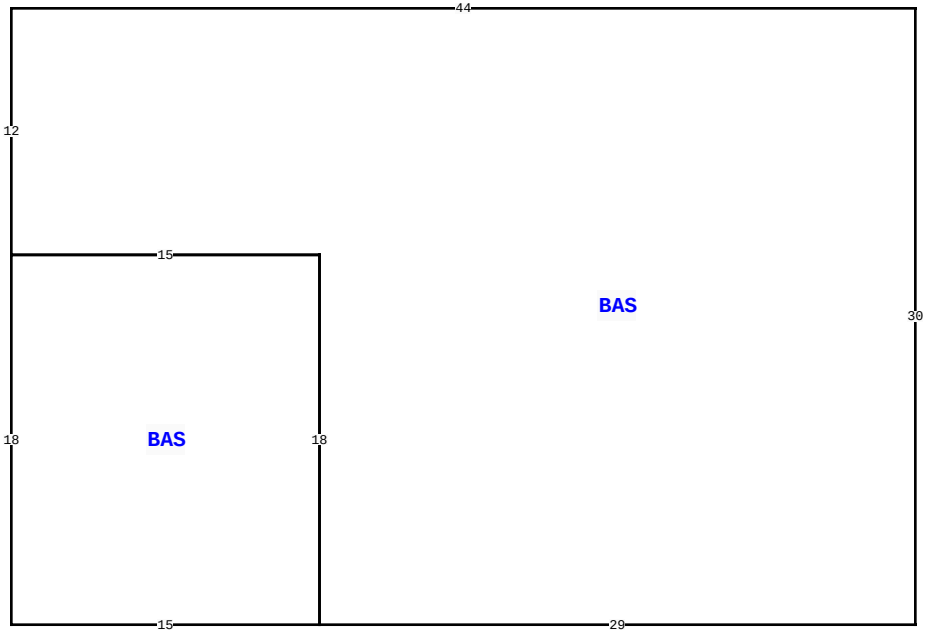
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100		270	19,498
BAS	1,050	100		1,050	75,826
TOTALS	1,320			1,320	95,324

328 SW SHADY LN, LAKE CITY

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	111.10	146,652	1990	1990	0	0	0	35.00	65.00

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



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

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,324
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	30,900
TOTAL MARKET VALUE	133,624
SOH/AGL Deduction	0
ASSESSED VALUE	133,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,624
TOTAL JUST VALUE	133,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,357

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056395	Electrical Servic		08/21/2026
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 $
.

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 11/17/2026 BY SYS