LOT 2 LITTLE ACRES S/D.

443-534, 647-636, 697-296, FJ 92

LASHLEY JOHN D/LASHLEY KRYSTAL M
154 SW FAB GLN
LAKE CITY, FL 32024

2027

18-4S-16-03059-032

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	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC		18416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	120,183
FOP	88	30		26	2,188
UOP	180	20		36	3,030
TOTALS	1,696			1,490	125,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,490	117.7110	129.48	192,925	1979	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1428 HX Base Yr 2022



154 SW FAB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	5.00	5.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,401
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		13,500
TOTAL MARKET VALUE		139,901
SOH/AGL Deduction		15,621
ASSESSED VALUE		124,280
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,869
TOTAL JUST VALUE		139,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055429	Roof Replacement	3,643	04/07/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/730	6/28/2021	WD	U	I	38	141,500
GRANTOR: VICENZI MARTHA C						
GRANTEE: LASHLEY JOHN D						
0697/0296	9/14/1989	WD	Q	I		42,000
GRANTOR: BRINGGER						
GRANTEE: VICENZI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N10 W18 S10 E18$ W28 S28 E13 FOP= S4E22N4 W22$ E38 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		A-1	172.00	190.00	0.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,500							

REVIEW DATE 12/17/2024 BY JB Total Acres: 0.75 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS