LOT 4 BLOCK 1 SHADY OAKS ACRES U

ORB 653-226, 826-1639, 853-1153,

PHILMAN RONNIE M
8751 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

20-4S-16-03078-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

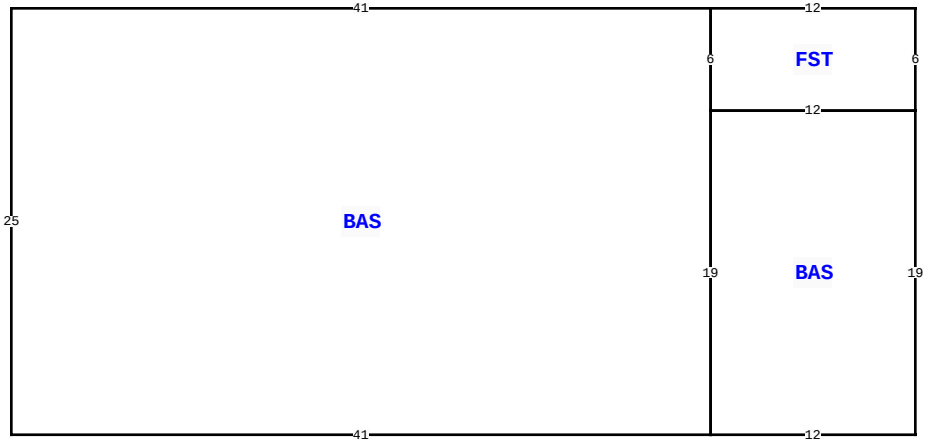
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	7,792
BAS	1,025	100		1,025	35,030
FST	72	55		40	1,367
TOTALS	1,325			1,293	44,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0600	01	1,293	88.7680	68.35	88,377	1974	1974	0	0	10	40.00	50.00

1 SFR RENTAL 0% - 0 Heated Area: 1253 HX Base Yr



5187 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,188
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	71,488
SOH/AGL Deduction	0
ASSESSED VALUE	71,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,488
TOTAL JUST VALUE	71,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,488

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0595	4/14/2014	WD	Q	I	01	54,000
GRANTOR: CARLA SUE DRUMMOND						
GRANTEE: RONNIE M PHILMAN						
0826/1639	8/16/1996	WD	Q	I		42,500
GRANTOR: ARTHUR SCHEER						
GRANTEE: RICKY E & CARLA DRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E41 BAS= E12 N19 W12 S19$ N19 FST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		RSF-1	105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS