LOT 12 BLOCK 1 SHADY OAKS ACRES

ORB 620-620, WD 1020-973.

EMERY MICHAEL M/EMERY ELISE B
154 SW SHADY OAK WAY
LAKE CITY, FL 32024

2027

20-4S-16-03078-012

BUILDING CHARACTERISTICS

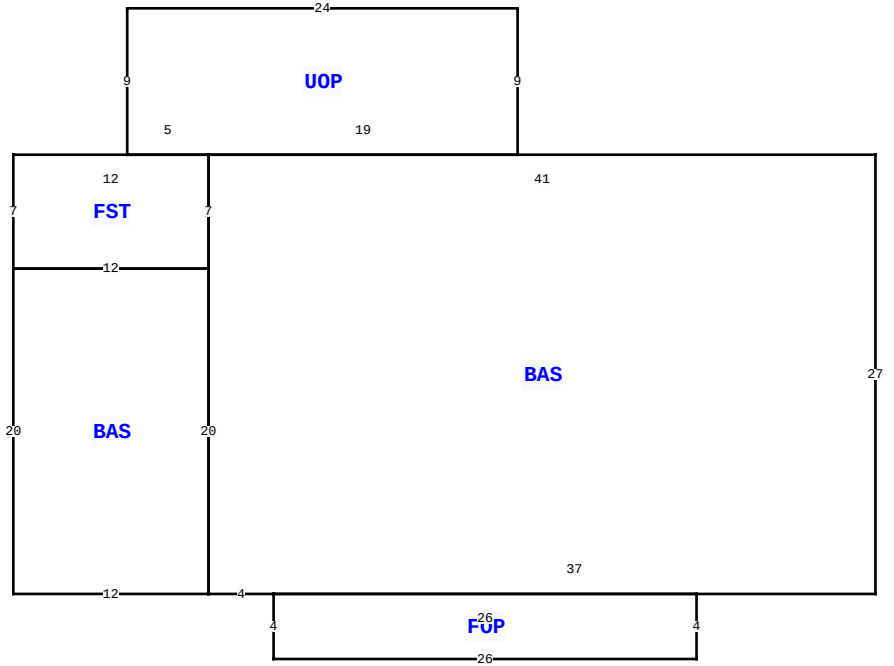
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	240	100		240	10,860
BAS	1,107	100		1,107	50,094
FOP	104	30		31	1,403
FST	84	55		46	2,082
UOP	216	20		43	1,946
TOTALS	1,751			1,467	66,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,467	91.4166	100.56	147,522	1974	1974	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2005 Heated Area: 1347 HX Base Yr 2005



154 SW SHADY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,385
TOTAL MARKET OB/XF VALUE		1,840
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		94,225
SOH/AGL Deduction		40,576
ASSESSED VALUE		53,649
TOTAL EXEMPTION VALUE	HX HB	28,649
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1020/0973	7/02/2004	WD	Q	I		52,000
GRANTOR: DAVID & DIANNE BRYANT						
GRANTEE: MICHAEL M & ELISE B						
0620/0620	4/01/1987	WD	Q	I		39,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= E19 N9 W24 S9 E5$ FST= W12 S7 E12 N7$ S7 BAS= W12 S20 E12 N20$ S20 E4 FOP= S4 E26 N4 W26$ E37 N27$.

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	380	
2	0120	CLFENCE 4	0	100	10	20	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
3	0296	SHED METAL	0	100	8	10	80.00	UT	7.00	7.00	100	2006	2006	3	100	560	

LAND DESCRIPTION

TOTAL OB/XF 1,840

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-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