LOT 13 BLOCK 1 SHADY OAKS ACRES
ORB 598-210, DIV 1118-2580, QC 1

ROBERSON ALVIN F
174 SW SHADY OAK WAY
LAKE CITY, FL 32024

2027

20-4S-16-03078-013

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	12	HARDWOOD 80
Interior Floo	06	VINYL ASB 20
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

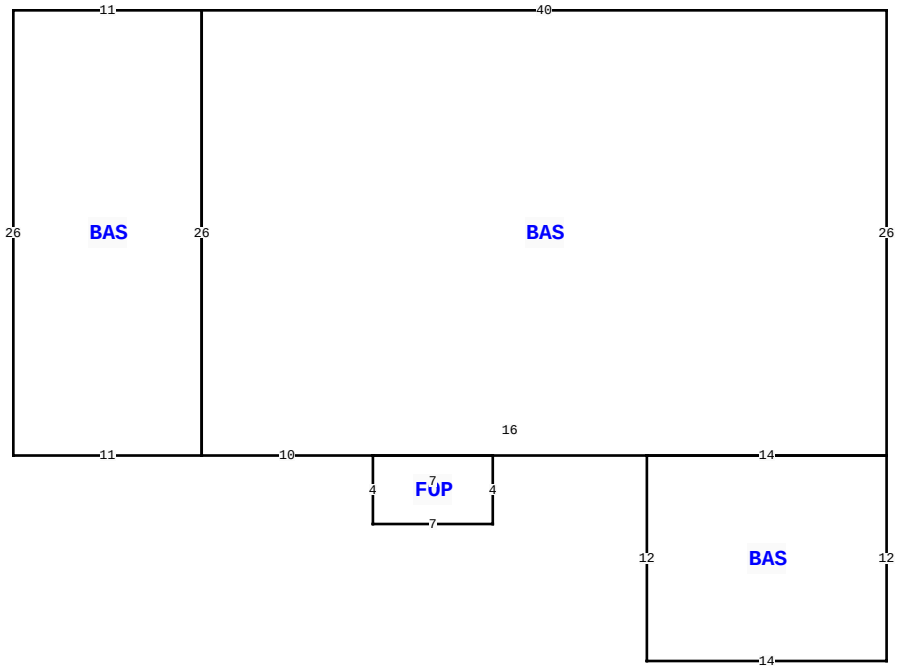
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	14,056
BAS	286	100		286	23,929
BAS	1,040	100		1,040	87,015
FOP	28	30		8	670
TOTALS	1,522			1,502	125,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,502	117.0180	128.72	193,337	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1494 HX Base Yr 2008



174 SW SHADY OAK WAY, 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	9.00	9.00	50	2006	2006	3	50	540	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,669
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		153,109
SOH/AGL Deduction		67,797
ASSESSED VALUE		85,312
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,901
TOTAL JUST VALUE		153,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27787	REMODEL	180	05/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0588/0568	7/01/1986	QC	Q	I		33,000
GRANTOR:						
GRANTEE:						
0472/0423	7/01/1981	WD	Q	I		31,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W11 S26 E11 N26$ S26 E10 FOP= S4 E7 N4 W7$ E16
BAS= S12 E14 N12 W14$ E14 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,440

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