LOT 2 BLOCK 2 SHADY OAKS ACRES U
487-459, 648-686, DC 839-614, PR

PERITO JAMES R/PLAU MARION LUCILLE
251 SW SHADY OAK WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

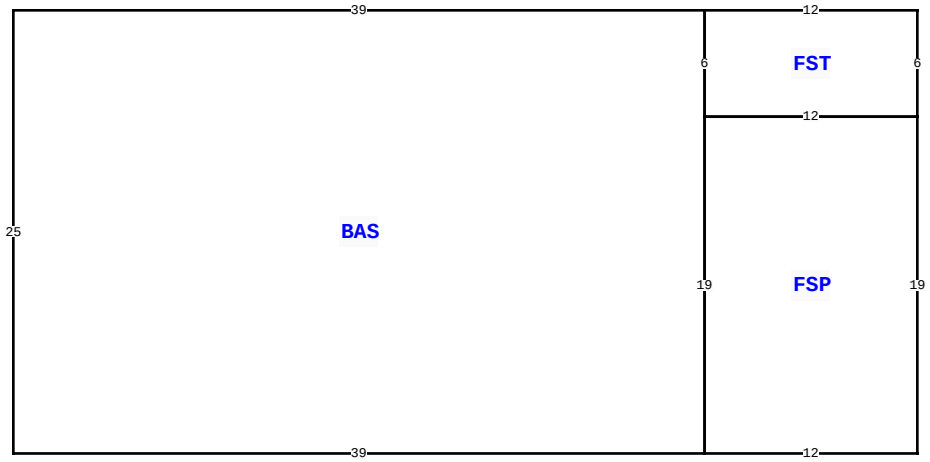
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	975	100		975	115,734
FSP	228	40		91	10,802
FST	72	55		40	4,748
TOTALS	1,275			1,106	131,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,106	133.3140	149.31	165,137	1973	2005	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2022 Heated Area: 975 HX Base Yr 2022



251 SW SHADY OAK WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,284
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		160,184
SOH/AGL Deduction		26,533
ASSESSED VALUE		133,651
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,240
TOTAL JUST VALUE		160,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/314	7/29/2021	WD	Q	I	01	139,000
GRANTOR: MACKOWICZ VERONICA						
GRANTEE: PERITO JAMES R						
1261/0948	9/03/2013	WD	Q	I	01	55,000
GRANTOR: DEBRA M STARR						
GRANTEE: EDWARD & VERONICA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 E39 FSP= E12 N19 W12 S19$ N19 FST= E12 N6 W12 S6$ N6$.

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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0060	CARPORT F	0	100	11	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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-	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 03/24/2026 BY SYS