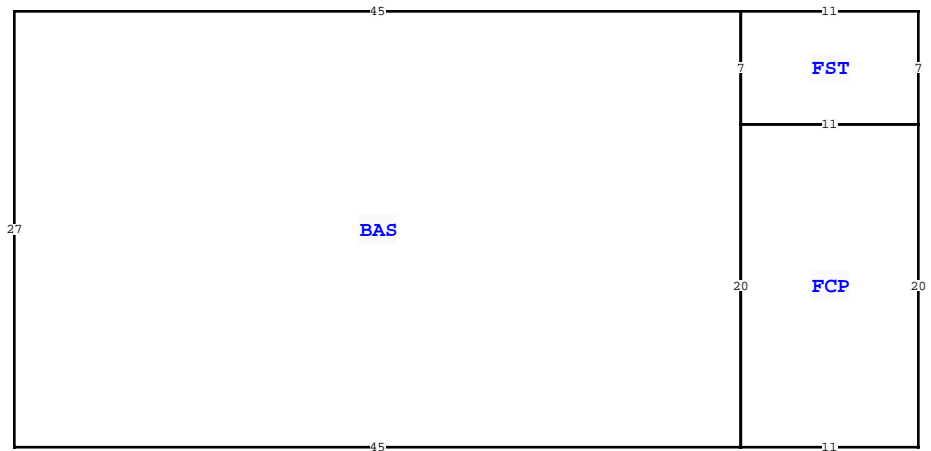


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2022								



Quality					
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	1,215	100		1,215	103,931
FCP	220	25		55	4,705
FST	77	55		42	3,593
<b>TOTALS</b>	<b>1,512</b>			<b>1,312</b>	<b>112,228</b>

191 SW SHADY OAK WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			112,228
TOTAL MARKET OB/XF VALUE			5,100
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			143,328
SOH/AGL Deduction			0
ASSESSED VALUE			143,328
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,328
TOTAL JUST VALUE			143,328
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043355	Roof Replacement	5,800	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/605	2/06/2026	WD	Q	I	01	231,000
GRANTOR: PFS SOLUTIONS INC						
GRANTEE: ZUBER JAMES RICHARD						
1457/43	12/31/2021	WD	U	I	30	100
GRANTOR: STEWART ROBERT						
GRANTEE: PFS SOLUTIONS INC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 S27 E45 FCP= E11 N20 W11 S20\$ N20 FST= E11 N7 W11 S7\$ N7\$.	

L N	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	0210	GARAGE U	0	0	24	16	384.00	UT	5.44	5.44	90	1993	1993	3	90	1,880	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	0252	LEAN-TO W/	0	0	10	24	240.00	UT	3.00	3.00	100	2006	2006	3	100	720	

LAND DESCRIPTION		TOTAL OB/XF														5,100								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							