LOT 5 BLOCK 2 SHADY OAKS ACRES U

315-720, DC 1201-1093, PB 1211-2

ZUBER JAMES RICHARD JR/ZUBER KAREN ELAINE
2456 SW LITTLE RD
LAKE CITY, FL 32024

2027

20-4S-16-03079-005

BUILDING CHARACTERISTICS

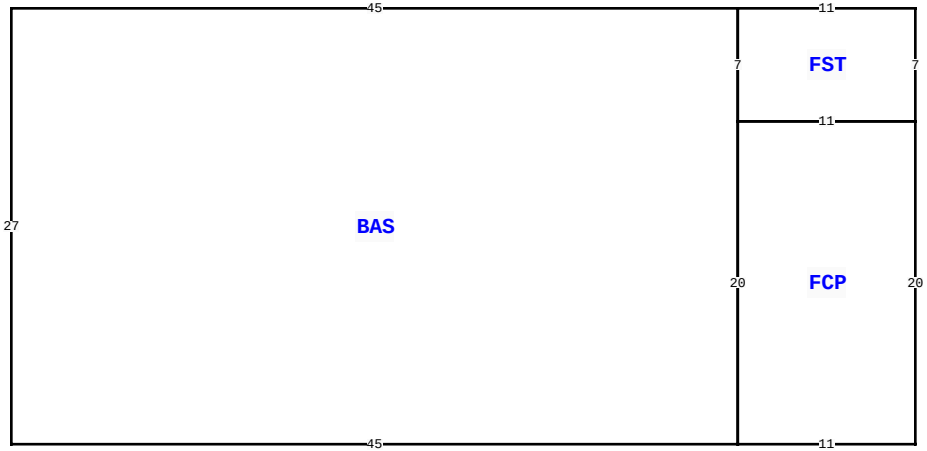
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,215	100		1,215	102,075
FCP	220	25		55	4,621
FST	77	55		42	3,529
TOTALS	1,512			1,312	110,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	117.5000	129.25	169,576	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1215 HX Base Yr



191 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,224
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	141,324
SOH/AGL Deduction	0
ASSESSED VALUE	141,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,324
TOTAL JUST VALUE	141,324
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$.

LAND DESCRIPTION

TOTAL OB/XF 5,100

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 05/19/2026 BY TP Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS