LOT 6 BLOCK 2 SHADY OAK ACRES UN
411-184, PB 750-584, 760-61,62,

TANINIES CLARKE/TANINIES CHRISTA
171 SW SHADY OAK WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

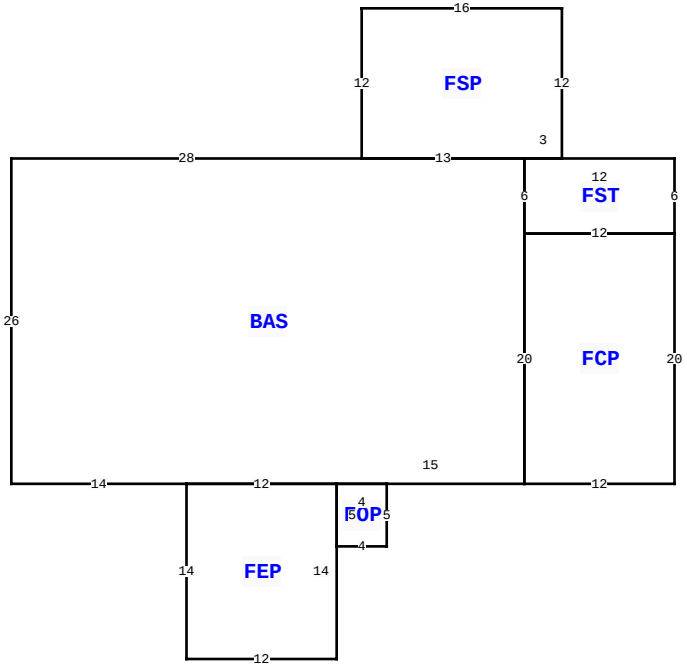
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,066	100		1,066	98,710
FCP	240	25		60	5,556
FEP	168	80		134	12,409
FOP	20	30		6	556
FSP	192	40		77	7,130
FST	72	55		40	3,704
TOTALS	1,758			1,383	128,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	127.2000	142.46	197,022	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1066 HX Base Yr 2023



171 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		128,064
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		155,364
SOH/AGL Deduction		35,305
ASSESSED VALUE		120,059
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,648
TOTAL JUST VALUE		155,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/205	11/28/2022	WD	Q	I	01	170,000
GRANTOR: ELLIS KAREN W						
GRANTEE: TANINIES CLARKE						
0945/0658	1/19/2002	WD	Q	I	06	100
GRANTOR: MARY KATE BRANNON (RS						
GRANTEE: KAREN W ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E14 FEP= S14 E12 N14 W12$ E12 FOP= S5 E4 N5 W4$ E15 FCP= E12 N20W12 S20$ N20 FST= E12 N6 W12 S6$ N6 FSP= E3 N12 W16 S12 E13$ W13$.

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	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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