

LOT 7 BLOCK 2 SHADY OAKS ACRES
 UNIT 1. ORB 538-715,
 785-590, ORB 1159-868, WD 1161

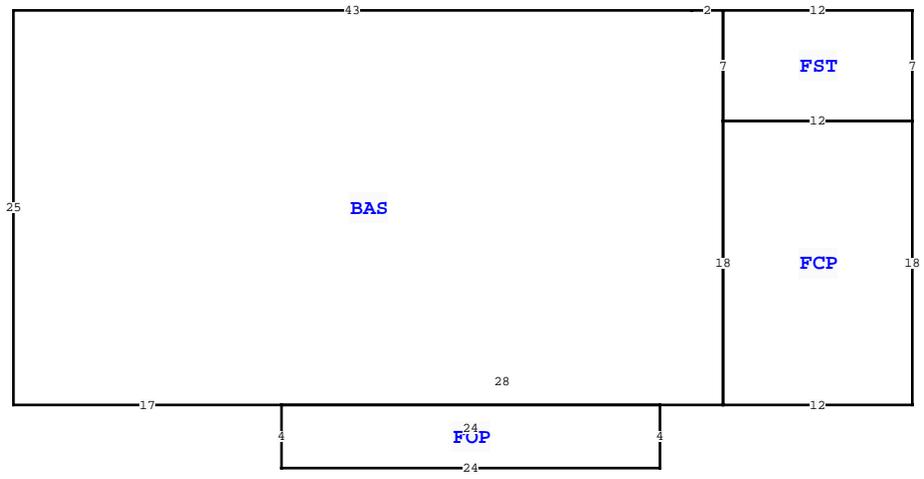
SIMPSON BRITNEE A
 153 SW SHADY OAK WAY
 LAKE CITY, FL 32024

2026

20-4S-16-03079-007

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 90 |
| Exterior Wall | 08 | WD OR PLY | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 100 |
| 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 |
| Architectural Units | 05 | CONV | 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 |
| BAS | 1,125 | 100 | |
| FCP | 216 | 25 | |
| FOP | 96 | 30 | |
| FST | 84 | 55 | |
| TOTALS | 1,521 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2019 | 141.90 | 177,943 | 1974 | 1974 | 0 | 0 | 35.00 | 65.00 |
| Heated Area: 1125 HX Base Yr 2019 | | | | | | | | | | | |



| EXTRA FEATURES | | TOTAL ADJ AREA | | SUBAREA MARKET VALUE | |
|----------------|------------|----------------|---------|----------------------|---|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | RSF | 1105.00 | 210.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |

| SALES DATA | | | | | | | | | | | |
|----------------------------|------------|-----------|-----|-----|--------|------------|--|--|--|--|--|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | |
| 1161/2143 | 11/05/2008 | WD | Q | I | 01 | 0 | | | | | |
| GRANTOR: WYNELLE H GOLLY | | | | | | | | | | | |
| GRANTEE: BRITNEE A SIMPSON | | | | | | | | | | | |
| 1159/0868 | 9/29/2008 | WD | Q | I | 03 | 100 | | | | | |
| GRANTOR: WYNELLE H GOLLY | | | | | | | | | | | |
| GRANTEE: BRITNEE A SIMPSON | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 115,663 | |
| TOTAL MARKET OB/XF VALUE | | 2,500 | |
| TOTAL LAND VALUE - MARKET | | 26,000 | |
| TOTAL MARKET VALUE | | 144,163 | |
| SOH/AGL Deduction | | 57,699 | |
| ASSESSED VALUE | | 86,464 | |
| TOTAL EXEMPTION VALUE | | 51,411 | |
| BASE TAXABLE VALUE | | 35,053 | |
| TOTAL JUST VALUE | | 144,163 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 144,163 | |
| SALE:1:1: INQUIRY MAILLES - INCLUDED PP | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 30839 | MAINT/ALTR | 30 | 03/11/2013 |

| BUILDING NOTES | | | | | | |
|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | |
| BAS= W2 W43 S25 E17 FOP= S4 E24 N4 W24\$ E28 FCP= E12 N18 W12 S18\$ N18 FST= E12 N7 W12 S7\$ N7\$. | | | | | | |