

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

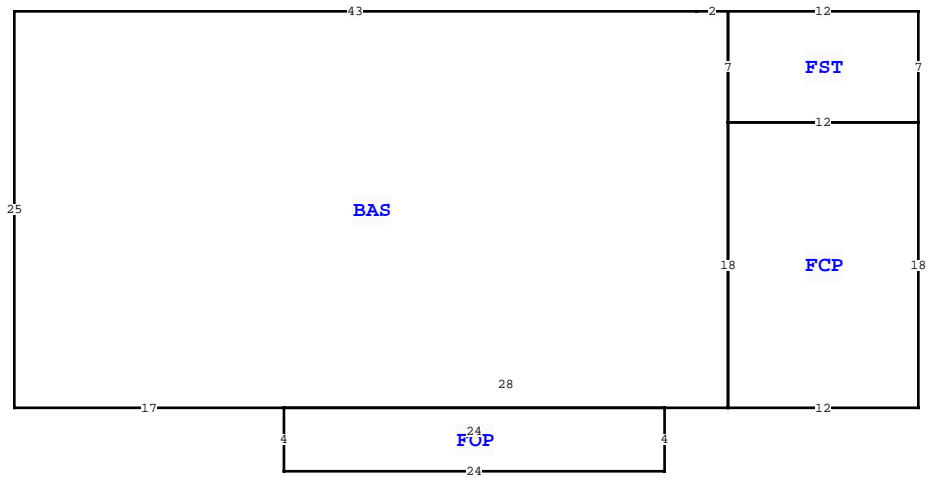
SIMPSON BRITNEE A
 153 SW SHADY OAK WAY
 LAKE CITY, FL 32024

2026

20-4S-16-03079-007

BUILDING CHARACTERISTICS	
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 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

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



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	1,125	100		1,125	103,765
FCP	216	25		54	4,981
FOP	96	30		29	2,675
FST	84	55		46	4,243
TOTALS	1,521			1,254	115,663

153 SW SHADY OAK WAY, LAKE CITY

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

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

TOTAL OB/XF 2,500

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1105.00	210.00		1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	26,000.00	26,000.00	26,000							

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	HX HB	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

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						

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\$.											