LOT 8 BLOCK 2 SHADY OAKS ACRES U

333-334, 490-181, DC 1257-1527,

CLARK RICHARD JASON/AMBER N CLARK
131 SW SHADY OAK WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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

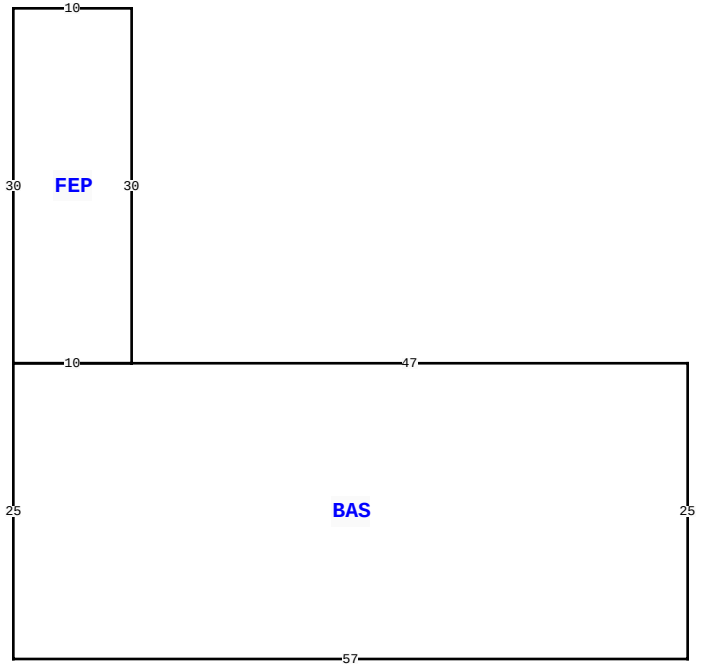
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	146,718
FEP	300	80		240	24,710
TOTALS	1,725			1,665	171,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	124.8000	137.28	228,571	1973	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 1425 HX Base Yr 2023



131 SW SHADY OAK WAY, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0210	GARAGE U	0	100	20	20	400.00	UT	2.50	2.50	100	1973	1973	3	100	1,000	
4	0120	CLFENCE 4	0	100	36	10	360.00	UT	4.50	4.50	100	1993	1993	3	100	1,620	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,428
TOTAL MARKET OB/XF VALUE		4,320
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		201,748
SOH/AGL Deduction		34
ASSESSED VALUE		201,714
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,303
TOTAL JUST VALUE		201,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,870

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/256	11/09/2022	WD	Q	I	01	225,000
GRANTOR: BARRY KENDALL RAE						
GRANTEE: CLARK RICHARD JASON						
1406/2460	2/28/2020	WD	Q	I	01	130,000
GRANTOR: NICK SLAY						
GRANTEE: KENDALL RAE BARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FEP= N30 W10 S30 E10$ W10 S25 E57 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,320

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-1	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 11/17/2026 BY SYS