LOT 13 BLOCK 2 SHADY OAK ACRES
UNIT 2. ORB 495-798
QCD 1014-978, QCD 1014-979.

TINER M VIRGINIA
406 SW SHORT LEAF DR
LAKE CITY, FL 32024

2027

20-4S-16-03079-014

BUILDING CHARACTERISTICS

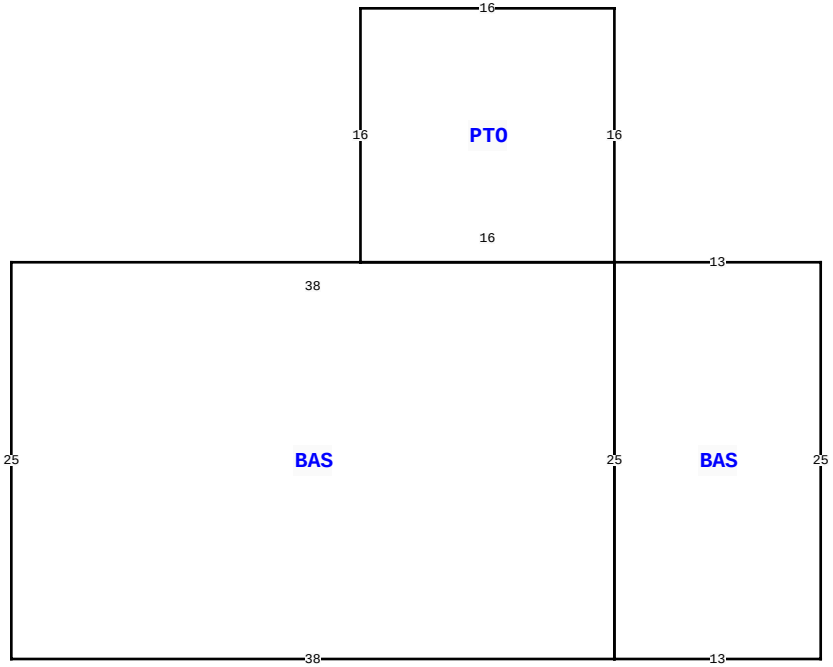
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	325	100		325	27,839
BAS	950	100		950	81,374
PTO	256	5		13	1,113
TOTALS	1,531			1,288	110,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	119.8000	131.78	169,733	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1275 HX Base Yr



174 SW PRESTIGE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,326
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	136,626
SOH/AGL Deduction	0
ASSESSED VALUE	136,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,626
TOTAL JUST VALUE	136,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055583	Roof Replacement	7,884	05/01/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/0979	2/19/1998	QC	Q	I	06	23,000
GRANTOR: SHELLEY DIANNE PINKHA						
GRANTEE: M VIRGINIA TINER						
1014/0978	10/20/1995	QC	Q	I	06	100
GRANTOR: GARY S PINKHAM SR						
GRANTEE: SHELLEY PINKHAM						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N16 W16 S16 E16$ BAS= W38 S25 E38 BAS= E13 N25 W13 S25$ N25$.

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	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	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 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