LOT 16 BLOCK 2 SHADY OAK ACRES U
347-637, 668-275, 670-125, 742-1

MCGARRY THOMAS PATRICK JR/MCGARRY PATRICIA ANN
455 SW KICKLIGHTER TER
LAKE CITY, FL 32024

2027

20-4S-16-03079-017

BUILDING CHARACTERISTICS

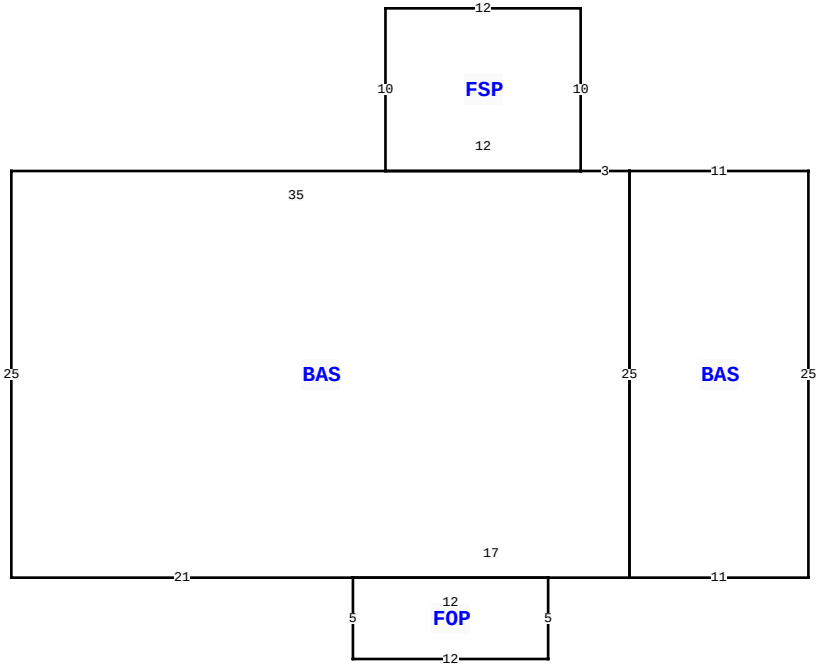
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
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	275	100		275	10,719
BAS	950	100		950	37,030
FOP	60	30		18	702
FSP	120	40		48	1,871
TOTALS	1,405			1,291	50,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,291	78.7440	86.62	111,826	1975	1975	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 1225 HX Base Yr



234 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	50,322
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	77,122
SOH/AGL Deduction	0
ASSESSED VALUE	77,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,122
TOTAL JUST VALUE	77,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,034

SALE:2:1: SOLD TOO CHEAP PER DARRELL - SOLD "AS IS

SALE:1:1: LOT 16 BLK 2 SHADY OAKS ACRES UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054135	Roof Replacement	8,304	09/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1053	9/11/2025	WD	U	I	37	48,000
GRANTOR: CHAUNCEY DENNIS						
GRANTEE: MCGARRY THOMAS PATR						
1423/2209	11/04/2020	LE	U	I	14	0
GRANTOR: MARY S NODES (ENH LE)						
GRANTEE: DENNIS CHAUNCEY (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N10 W12 S10 E12$ W35 S25 E21 FOP= S5 E12 N5 W12$ E17 BAS= E11 N25 W11 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	1993	1993	3	100	500	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	

LAND DESCRIPTION

TOTAL OB/XF 800

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 01/21/2026 BY TP Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS