LOT 17 BLK 2 SHADY OAK ACRES
UNIT 2. ORB 334-591, 658-382,
698-373, 730-142, 783-1794,

NEWSOME MARY S
254 SW PRESTIGE WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-018

BUILDING CHARACTERISTICS

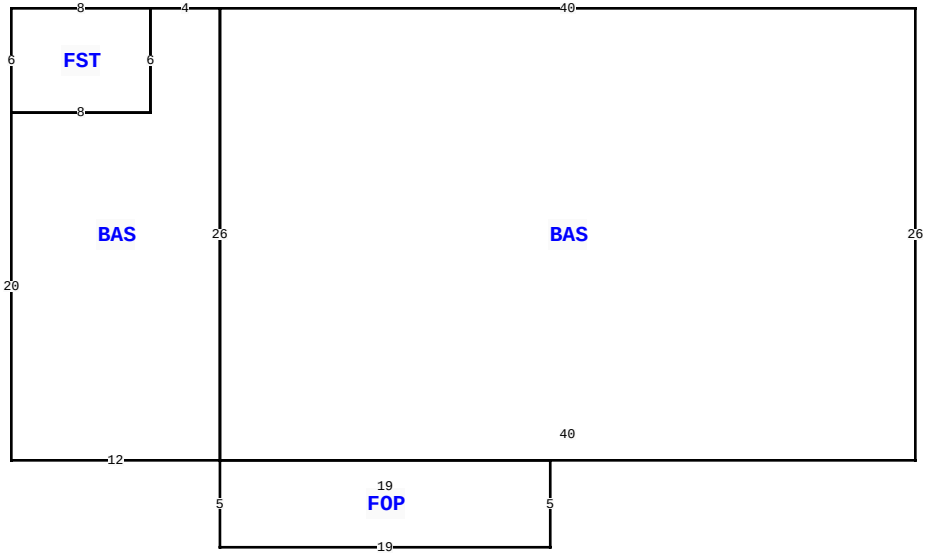
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	264	100		264	25,124
BAS	1,040	100		1,040	98,973
FOP	95	30		28	2,664
FST	48	55		26	2,475
TOTALS	1,447			1,358	129,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,358	133.1000	146.41	198,825	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1304 HX Base Yr 2000



254 SW PRESTIGE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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	500.00	500.00	50	1993	1993	3	50	250	
2	0296	SHED METAL	0	100	10	12	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	640.00	640.00	50	1993	1993	3	50	320	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,236
TOTAL MARKET OB/XF VALUE		870
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		156,106
SOH/AGL Deduction		76,339
ASSESSED VALUE		79,767
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,356
TOTAL JUST VALUE		156,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,454

SALE:2:1: LOT 17, BLOCK 2, SHADY OAKS ACRES UNIT 2

SALE:1:1: LOT 17 BLK 2 SHADY OAKS ACRES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0894/1176	12/29/1999	WD	Q	I		54,000
GRANTOR: SUMMERALL-DICKS						
GRANTEE: NEWSOME						
0783/1794	12/17/1993	WD	Q	I		39,000
GRANTOR: CIRIGLIANO						
GRANTEE: SUMMERALL-DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 BAS= W4 FST= W8 S6E8 N6$ S6 W8 S20 E12 N26$ S26 FOP= S5 E19 N5 W19$ E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 870

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