LOT 1 BLK 3 SHADY OAK ACRES
UNIT 2 ORB 403-300, 774-703

MASCARELLI ALBERT J/MASCARELLI LINDA B
4613 SW CR 242
LAKE CITY, FL 32024

2027

20-4S-16-03079-019

BUILDING CHARACTERISTICS

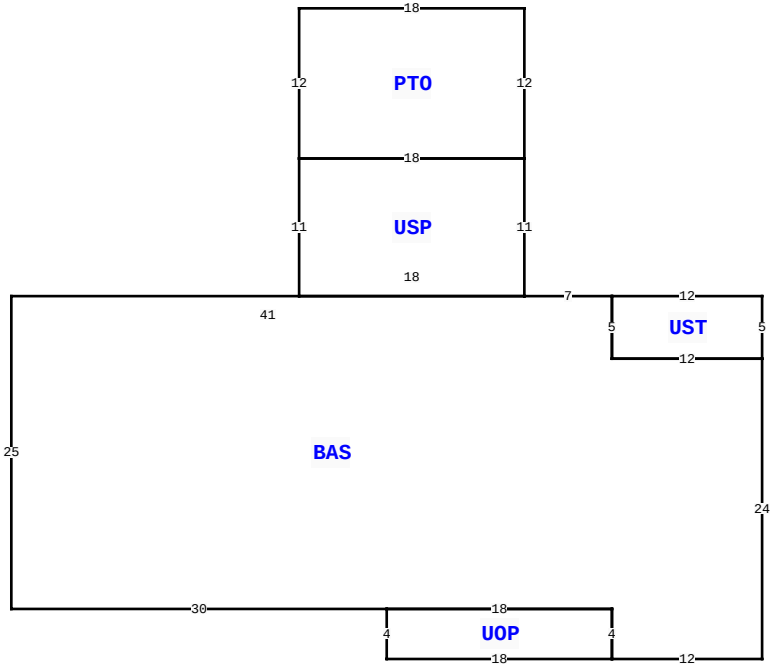
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,488	100		1,488	113,443
PTO	216	5		11	839
UOP	72	20		14	1,067
USP	198	35		69	5,260
UST	60	45		27	2,059
TOTALS	2,034			1,609	122,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,609	106.6230	117.29	188,720	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1488 HX Base Yr 1996



4613 SW COUNTY ROAD 242 , 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		122,668
TOTAL MARKET OB/XF VALUE		4,420
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		150,488
SOH/AGL Deduction		71,169
ASSESSED VALUE		79,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,908
TOTAL JUST VALUE		150,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,716

LAND:1:1: 0.36 AC.

SALE:1:1: LOT 1 BLK 3 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
0774/0703	4/30/1993	WD	Q	I		40,000

GRANTOR: FRED MELTON

GRANTEE: ALBERT MASCARELLI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 UST= N5 W12 S5 E12$W12N5 W7 USP= W18 N11 E18 PTO= N12 W18 S12 E18$ S11$ W41 S25 E30 UOP= S4 E18 N4 W18$ E18 S4 E12$.

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	0060	CARPORT F	0	100	15	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	100	2006	2006	3	100	1,120	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,420

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-	105.00	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.36 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS