LOT 3 BLOCK 3 SHADY OAK ACRES
UNIT 2.

OWENS GLADYS G/HUNT CLIFFORD F
235 SW PRESTIGE WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

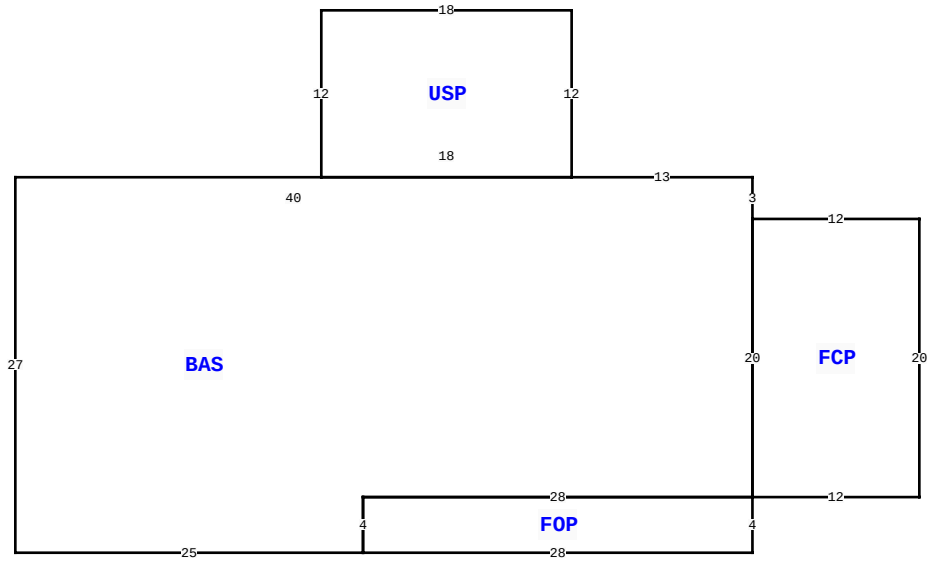
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,319	100		1,319	117,406
FCP	240	25		60	5,340
FOP	112	30		34	3,026
USP	216	35		76	6,765
TOTALS	1,887			1,489	132,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	122.2650	136.94	203,904	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1319 HX Base Yr 1997



235 SW PRESTIGE WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,538
TOTAL MARKET OB/XF VALUE		17,336
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		173,274
SOH/AGL Deduction		85,214
ASSESSED VALUE		88,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,649
TOTAL JUST VALUE		173,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,274

SALE:1:1: LOT 3 BLK 3 SHADY OAKS ACRES UNT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0823/0944	6/10/1996	WD	Q	I		50,300

GRANTOR: BILLY JOE & DONNA GAI

GRANTEE: GLADYS G OWENS & CL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N3 W13 USP= N12 W18 S12E18$ W40 S27 E25 FOP= E28 N4 W28 S4$ N4 E28 FCP= E12 N20 W12 S20$ N20$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	24	25	600.00	UT	2.50	2.50	100	2006	2006	3	100	1,500	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 17,336

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-	1105.00	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 03/25/2026 BY SYS