LOT 8 BLOCK 3 SHADY OAKS ACRES U

360-643, DC 1535-1460, PB 1542-1

EAKER ERIC TODD/EAKER CHARITY MICHELLE
135 SW PRESTIGE WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-026

BUILDING CHARACTERISTICS

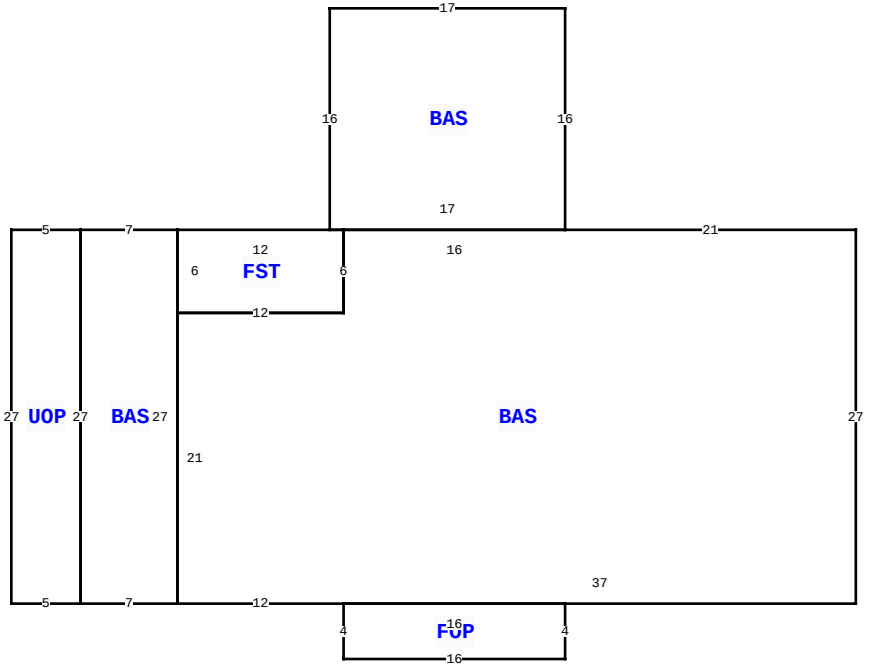
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	189	100		189	14,422
BAS	272	100		272	20,755
BAS	1,251	100		1,251	95,456
FOP	64	30		19	1,450
FST	72	55		40	3,052
UOP	135	20		27	2,061
TOTALS	1,983			1,798	137,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	106.7220	117.39	211,067	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1712 HX Base Yr 2026



135 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	0.00	0.00	100	1993	1993	3	100	500	
2	0262	PRCH,FOP	0	100	16	24	384.00	UT	9.00	9.00	100	1993	1993	3	100	3,456	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,194
TOTAL MARKET OB/XF VALUE		9,306
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		169,900
SOH/AGL Deduction		0
ASSESSED VALUE		169,900
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,489
TOTAL JUST VALUE		169,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1654	9/10/2025	WD	U	I	11	100
GRANTOR: EAKER ERIC TODD						
GRANTEE: EAKER ERIC TODD						
1542/1755	6/16/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EAKER						
GRANTEE: EAKER ERIC TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N16 W17 S16E17$ W16 FST= W12 BAS= W7 UOP= W5 S27 E5 N27$ S27 E7 N27$ S6 E12 N6$ S6 W12 S21 E12 FOP= S4 E16 N4 W16$ E37 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,306

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	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