LOT 9 BLOCK 3 SHADY OAK ACRES
UNIT 2. ORB 460-761,
736-865

LAIRD GRACE E
C/O FRANKLIN FOX, 447 LAMBERT CT
BALTIMORE, MD 21227

2026

20-4S-16-03079-027

BUILDING CHARACTERISTICS

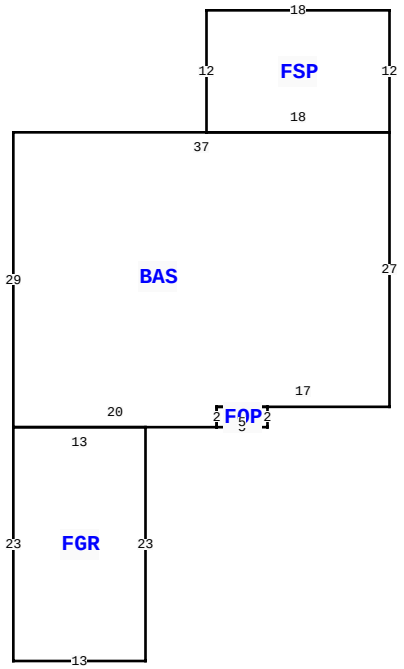
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,039	100		1,039	91,963
FGR	299	55		164	14,516
FOP	10	30		3	266
FSP	216	40		86	7,612
TOTALS	1,564			1,292	114,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,292	121.5760	136.17	175,932	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1039 HX Base Yr



113 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,356
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	139,456
SOH/AGL Deduction	4,787
ASSESSED VALUE	134,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,669
TOTAL JUST VALUE	139,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,456

SALE:1:1: LOT 9 BLK 3 SHADY OAKS ACRES UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0736/0865	11/29/1990	WD	Q	I		41,000

GRANTOR: MCKELVY

GRANTEE: LAIRD

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W18 S12 E18$ BAS= W37 S29 FGR= S23 E13 N23 W13$E20
FOP= E5 N2 W5 S2$ N2 E17 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	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 06/10/2026 BY SYS