LOT 10 BLOCK 3 SHADY OAKS
ACRES UNIT 2. ORB 450-10,
QCD 1311-1988,

LOWERY GREGORY ALAN
455 SW ONTARIO TER
FORT WHITE, FL 32038-7936

2027

20-4S-16-03079-028

BUILDING CHARACTERISTICS

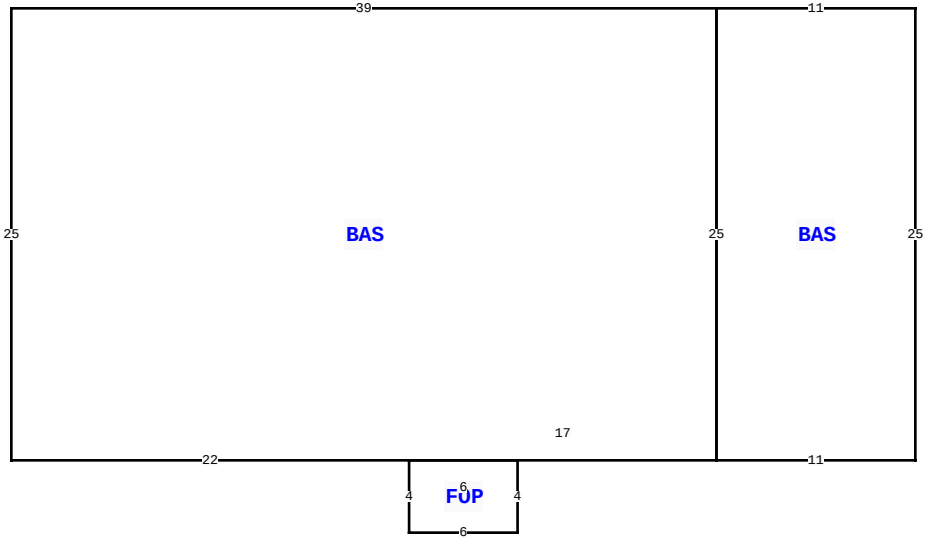
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	275	100		275	21,236
BAS	975	100		975	75,290
FOP	24	30		7	541
TOTALS	1,274			1,257	97,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,257	108.0000	118.80	149,332	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1250 HX Base Yr



110 SW FABIAN 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
5	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	97,066
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	124,066
SOH/AGL Deduction	0
ASSESSED VALUE	124,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,066
TOTAL JUST VALUE	124,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/1988	3/21/2016	QC	U	I	11	0

GRANTOR: ELIZABETH D HIATT

GRANTEE: GREGORY ALAN LOWERY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 E22 FOP= S4 E6 N4 W6$ E17 BAS= E11 N25 W11 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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 11/17/2026 BY SYS