LOT 11 BLOCK 3 SHADY OAKS
ACRES UNIT 2.

SOBRINSKI KAREN/GABRIELLI BARBARA
130 SW FABIAN WAY
LAKE CITY, FL 32055

2026

20-4S-16-03079-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

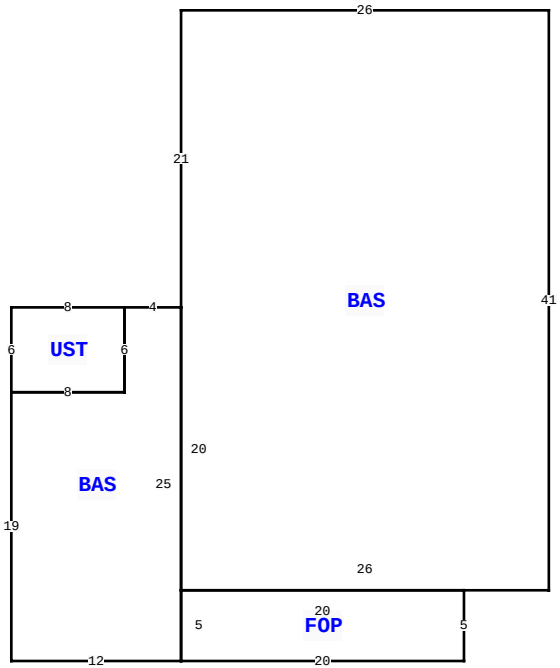
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	252	100		252	19,813
BAS	1,066	100		1,066	83,813
FOP	100	30		30	2,359
UST	48	45		22	1,730
TOTALS	1,466			1,370	107,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	108.0000	120.96	165,715	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2017 Heated Area: 1318 HX Base Yr 2017



130 SW FABIAN 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		107,715
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		133,415
SOH/AGL Deduction		36,230
ASSESSED VALUE		97,185
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		72,185
TOTAL JUST VALUE		133,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1309/1227	2/09/2016	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LINDA						
GRANTEE: ROGER SOBRINSKI & K						
1289/0912	2/16/2015	QC	U	I	11	100
GRANTOR: ROGER SOBRINSKI						
GRANTEE: BARBARA GABRIELLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S21 BAS= W4 UST= W8 S6 E8 N6$ S6 W8 S19 E12 N25$ S20
FOP= S5 E20 N5 W20$ E26N41$.

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	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	50		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 03/26/2026 BY SYS