LOT 12 BLOCK 3 SHADY OAK ACRES U

409-384, DC 1019-2246, QC 1272-2

ROCHE JAMES FRANCIS
150 SW FABIAN WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-030

BUILDING CHARACTERISTICS

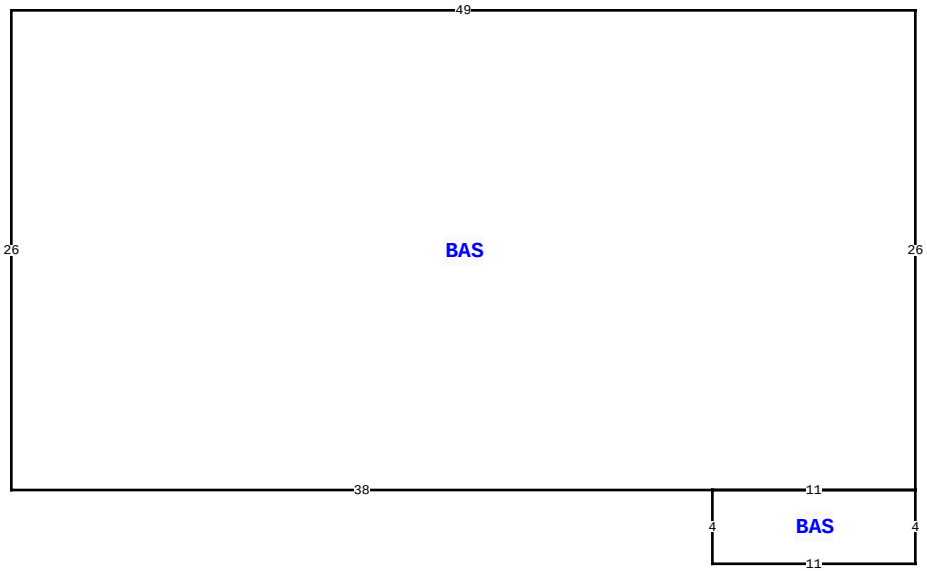
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	44	100		44	5,648
BAS	1,274	100		1,274	163,529
TOTALS	1,318			1,318	169,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	123.0000	135.30	178,325	1976	2020	0	0	0	5.13	94.87

1 SINGLE FAM 100% - 2024 Heated Area: 1318 HX Base Yr 2024



150 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0210	GARAGE U	0	100	20	40	1.00	UT	0.00	0.00	100	1999	1999	3	100	5,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
5	0251	LEAN TO W/	0	100	12	40	480.00	UT	3.50	3.50	100	2014	2014	3	100	1,680	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,177
TOTAL MARKET OB/XF VALUE		8,680
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		203,857
SOH/AGL Deduction		0
ASSESSED VALUE		203,857
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		102,446
TOTAL JUST VALUE		203,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15425	GARAGE	50	04/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/826	11/14/2022	WD	Q	I	01	220,100
GRANTOR: CLAY DARREL E						
GRANTEE: ROCHE JAMES FRANCIS						
1443/1432	6/25/2021	WD	Q	I	01	85,000
GRANTOR: MOORE CONNIE KIM						
GRANTEE: CLAY DARREL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S26 E38 BAS= S4 E11 N4 W11$ E11 N26$.

LAND DESCRIPTION

TOTAL OB/XF 8,680

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	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.36 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS