LOT 3 BLOCK 4 SHADY OAKS ACRES
UNIT 2. ORB 663-099, 804-1605,
807-1124

MEEK BRIAN V
206 SW MAYFAIR LANE
LAKE CITY, FL 32024

2027

20-4S-16-03079-039

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	08	SHT VINYL 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

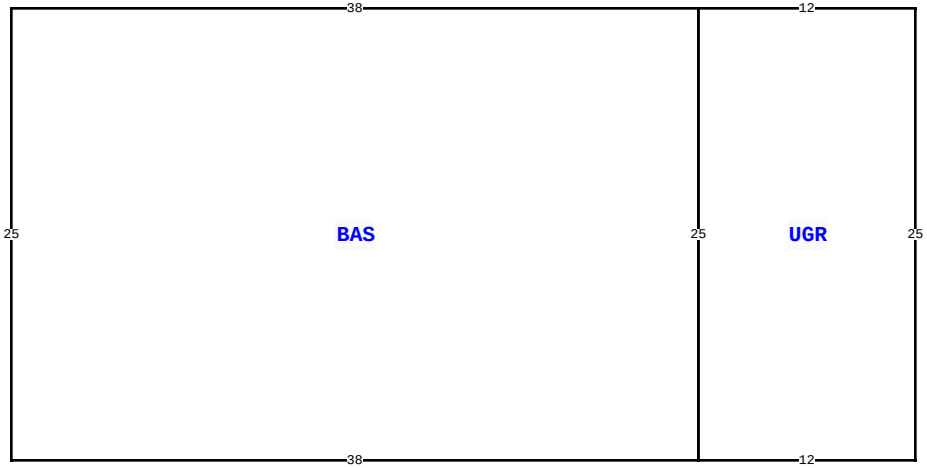
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	80,232
UGR	300	45		135	11,402
TOTALS	1,250			1,085	91,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,085	118.1160	129.93	140,974	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 950 HX Base Yr



227 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	0296	SHED METAL	0	0	9	13	117.00	UT	5.00	5.00	50	1993	1993	3	50	293	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,633
TOTAL MARKET OB/XF VALUE	2,993
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	118,026
SOH/AGL Deduction	0
ASSESSED VALUE	118,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,026
TOTAL JUST VALUE	118,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,691

SALE:2:1: CERTIFICATE OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9623	RECONNECT	50	04/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0807/1124	6/28/1995	WD	Q	I		30,000
GRANTOR: DARRELL & KATHY HUNT						
GRANTEE: BRIAN V MEEK						
0804/1605	4/24/1995	CT	U	I	11	23,500
GRANTOR: SANDRA KAY DAVIS-BRAN						
GRANTEE: DARRELL & KATHY HUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S25 E38 UGR= E12 N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,993

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	140.00	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: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS