

LOT 4 BLOCK 4 SHADY OAK
ACRES UNIT 2. ORB 412-16,
694-488, 799-786, 805-2224,

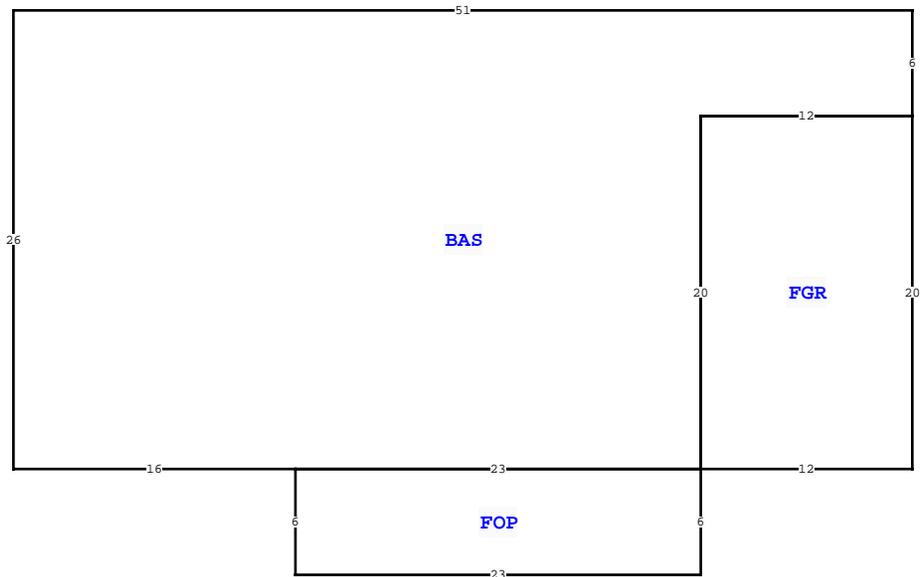
ROSKEY JAMIE
209 SW FABIAN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-040
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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
BAS	1,086	100	
FGR	240	55	
FOP	138	30	
TOTALS	1,464		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2008	147.70	185,954	1976	2000	0	0	25.00	75.00
Heated Area: 1086 HX Base Yr 2008											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			139,466
TOTAL MARKET OB/XF VALUE			3,220
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			168,686
SOH/AGL Deduction			62,520
ASSESSED VALUE			106,166
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			54,755
TOTAL JUST VALUE			168,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,545
SALE:2:1: CERTIFICATE OF TITLE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/1473	9/26/2016	QC	U	I	11	100
GRANTOR: JAMIE ROSKEY & GRIFFI						
GRANTEE: JAMIE ROSKEY (UNMAR)						
1117/1641	3/30/2007	WD	Q	I		132,000
GRANTOR: CARL&DANA HUGGINS, WE						
GRANTEE: JAMIE ROSKEY & GRIF						

EXTRA FEATURES																
L N	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	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	50	2000	2000	3	50	300	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	120	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,800	

TOTAL OB/XF												3,220					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/08/2025			MLU											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W51 S26 E16 FOP= S6 E23N6 W23\$ E23 FGR= E12 N20 W12 S20\$ N20 E12 N6 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1105.00	140.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							