LOT 5 BLOCK 4 SHADY OAKS ACRES U

528-394, 928-2224, 954-1344. WD

STEPHENS LAWRENCE J
189 SW FABIAN WAY
LAKE CITY, FL 32024-4005

2027

20-4S-16-03079-041

BUILDING CHARACTERISTICS

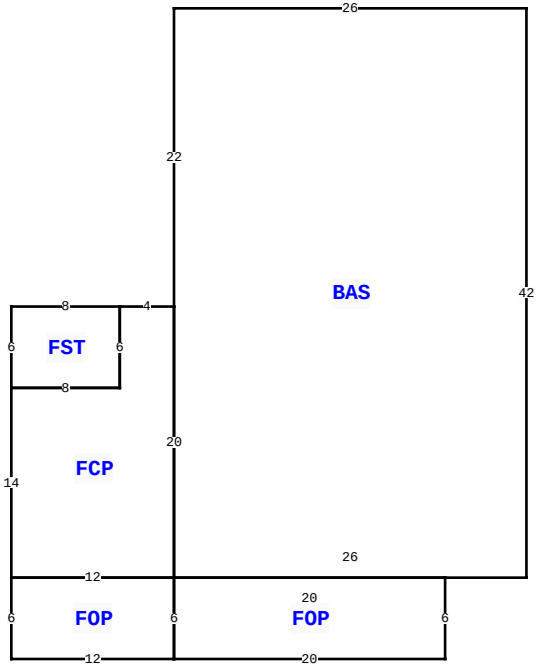
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 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	1,092	100		1,092	106,687
FCP	192	25		48	4,689
FOP	72	30		22	2,150
FOP	120	30		36	3,518
FST	48	55		26	2,540
TOTALS	1,524			1,224	119,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,224	126.8820	139.57	170,834	1976	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2013 Heated Area: 1092 HX Base Yr 2013



189 SW FABIAN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,584
TOTAL MARKET OB/XF VALUE		5,672
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		151,256
SOH/AGL Deduction		48,745
ASSESSED VALUE		102,511
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		46,100
TOTAL JUST VALUE		151,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045806	Solar Power Syste	24,989	10/31/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/119	9/18/2023	LE	U	I	14	100
GRANTOR: STEPHENS LAWRENCE J						
GRANTEE: STEPHENS LAWRENCE J						
1244/2020	11/07/2012	WD	U	I	12	67,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LAWRENCE J STEPHENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S22 FCP= W4 FST= W8 S6 E8 N6$ S6 W8 S14 E12 N20$ S20
FOP= W12 S6 E12 N6$ FOP= S6 E20 N6 W20$ E26 N42$.

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	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	100	6	8	48.00	UT	14.00	14.00	100	0	0	3	100	672	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,672

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	140.00	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: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS