

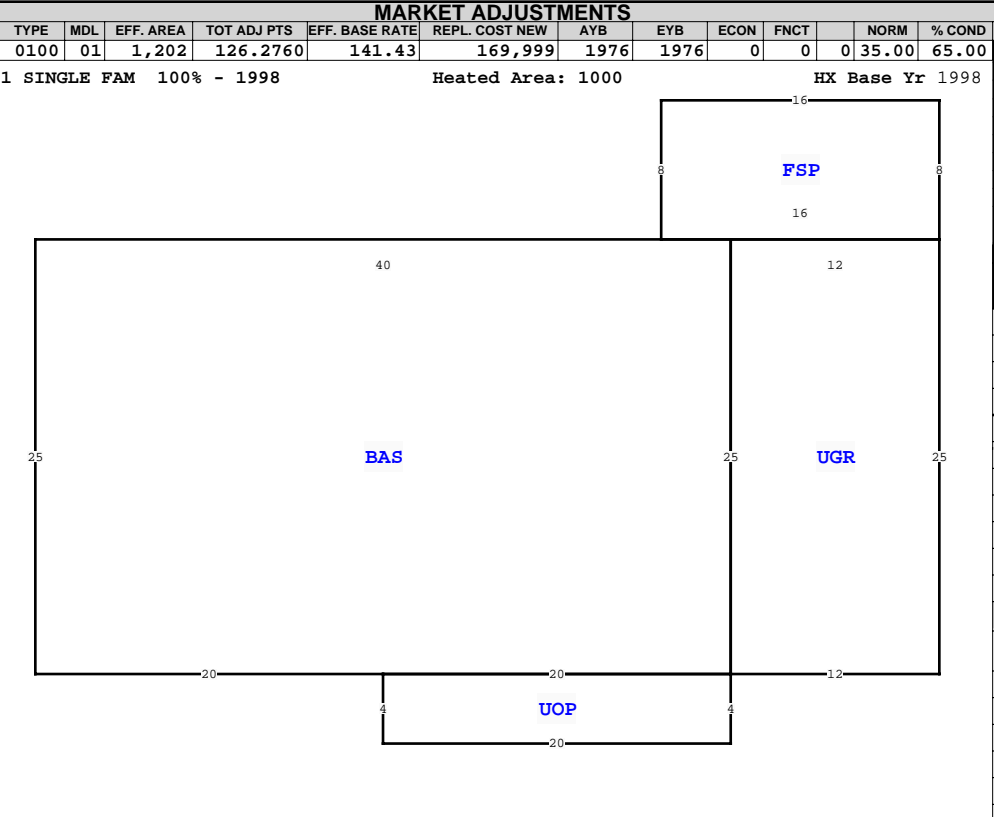
LOT 6 BLOCK 4 SHADY OAKS
ACRES UNIT 2. ORB 528-228,
596-385, 705-640, 761-1102,

SISTRUNK PATRICIA A/SISTRUNK HAROLD
171 SW FABIAN ST
LAKE CITY, FL 32024

2026

20-4S-16-03079-042


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		110,499	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		134,399	
SOH/AGL Deduction		68,115	
ASSESSED VALUE		66,284	
TOTAL EXEMPTION VALUE	HX HB	41,284	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		134,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,399	

SALE:2:1: ASSUMED "MORTGAGES" PAID TOO MUCH
 LAND:1:1: 0.34 AC.
 SALE:1:1: LOT 6 BLK 4 SHADY OAKS ACRES UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/0487	6/21/1996	WD	Q	I		40,000
GRANTOR: RONALD SALZBURG						
GRANTEE: PATRICIA A ROBERTSO						
0761/1102	6/10/1992	WD	U	I	12	40,000
GRANTOR: TRAVIS STINSON						
GRANTEE: RONALD SALZBURG						

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	1,000	100		1,000	91,930
FSP	128	40		15	4,688
UGR	300	45		135	12,410
UOP	80	20		16	1,471
TOTALS	1,508			1,202	110,499

171 SW FABIAN WAY, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

BUILDING NOTES									

BUILDING DIMENSIONS
 BAS= W40 S25 E20 UOP= S4 E20 N4 W20\$ E20 UGR= E12 N25FSP= N8 W16 S8 E16\$ W12 S25\$ N25\$.

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	0.90	26,000.00	23,400.00	23,400							