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

2027

20-4S-16-03079-042

BUILDING CHARACTERISTICS

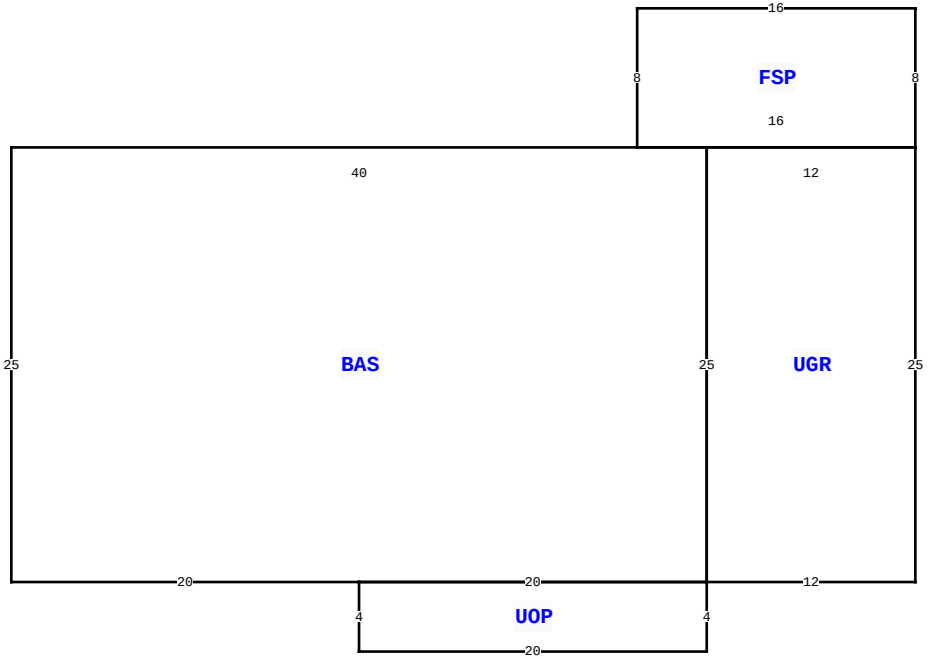
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,000	100		1,000	90,285
FSP	128	40		51	4,605
UGR	300	45		135	12,189
UOP	80	20		16	1,444
TOTALS	1,508			1,202	108,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	126.2760	138.90	166,958	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1000 HX Base Yr 1998



171 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	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,523
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	132,423
SOH/AGL Deduction	64,150
ASSESSED VALUE	68,273
TOTAL EXEMPTION VALUE	HX HB 43,273
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	132,423
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						

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 500

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	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