

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

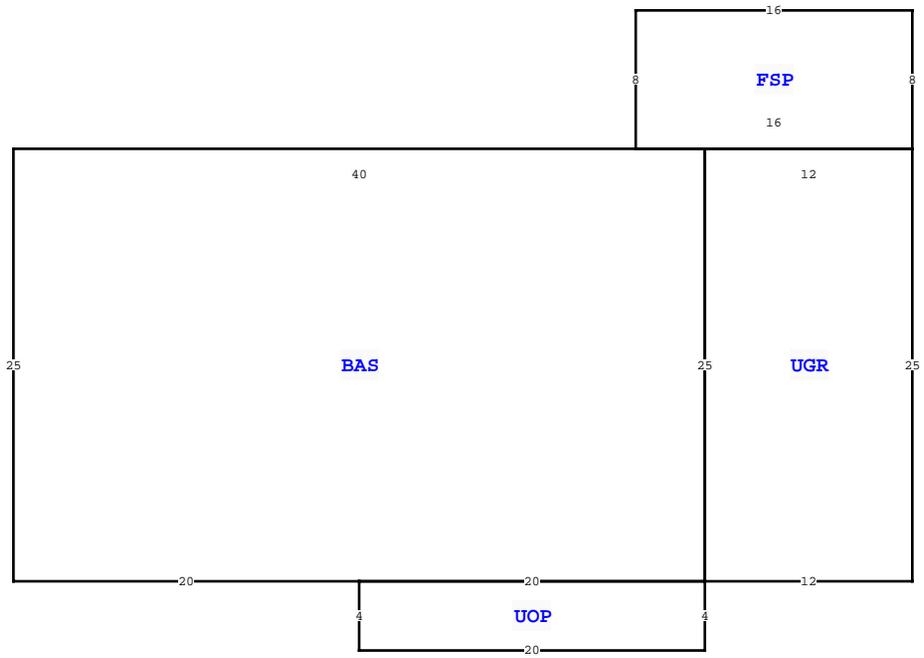
SISTRUNK PATRICIA A/SISTRUNK HAROLD
171 SW FABIAN ST
LAKE CITY, FL 32024

2026

20-4S-16-03079-042
PAGE 1 of 1

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
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	1,000	100	
FSP	128	40	
UGR	300	45	
UOP	80	20	
TOTALS	1,508		1,202

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%	1998								
			Heated Area: 1000				HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1993

TOTAL OB/XF											
500											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1105.00	140.00	1.00	LT	1.00

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

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1105.00	140.00	1.00	LT	1.00