

LOT 8 BLOCK 4 SHADY OAKS ACRES
 UNIT 2. ORB 466-772,
 737-271

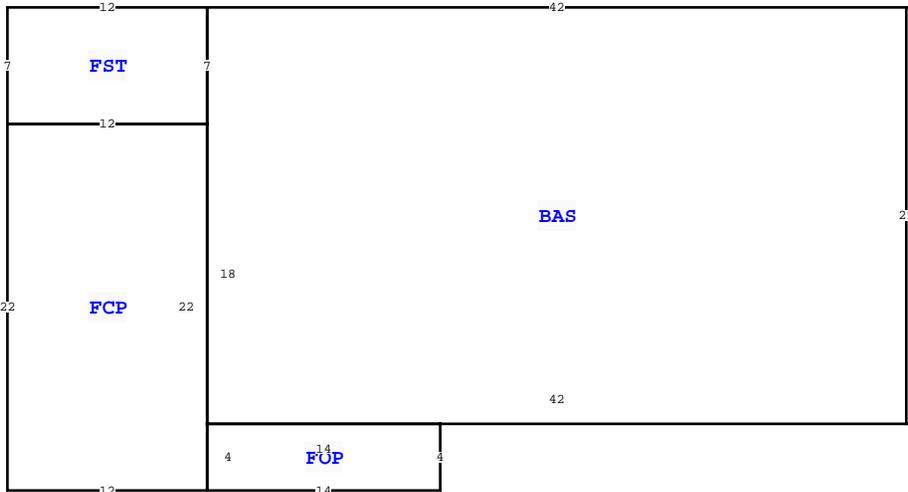
PARKER BARBARA J
 129 SW FABIAN WAY
 LAKE CITY, FL 32024

2026

20-4S-16-03079-044

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,179	114.3420	128.06	150,983	1976	1976	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1050				HX Base Yr				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	87,401
FCP	264	25		66	5,494
FOP	56	30		17	1,415
FST	84	55		46	3,829
TOTALS	1,454			1,179	98,139

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		01	20416.010	1.00/
129 SW FABIAN WAY, LAKE CITY					

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	0.00	100	1993	1993	3	100	375	
2	0080	DECKING	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

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

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								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	98,139		
TOTAL MARKET OB/XF VALUE	1,175		
TOTAL LAND VALUE - MARKET	23,400		
TOTAL MARKET VALUE	122,714		
SOH/AGL Deduction	68,494		
ASSESSED VALUE	54,220		
TOTAL EXEMPTION VALUE	29,220		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	122,714		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	122,714		
LAND:1:1: 0.34 AC.			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W42 FST= W12 S7 E12 N7\$S7 FCP= W12 S22 E12 N22\$ S18 FOP= S4 E14 N4 W14\$ E42 N25\$.												