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

2027

20-4S-16-03079-044

BUILDING CHARACTERISTICS

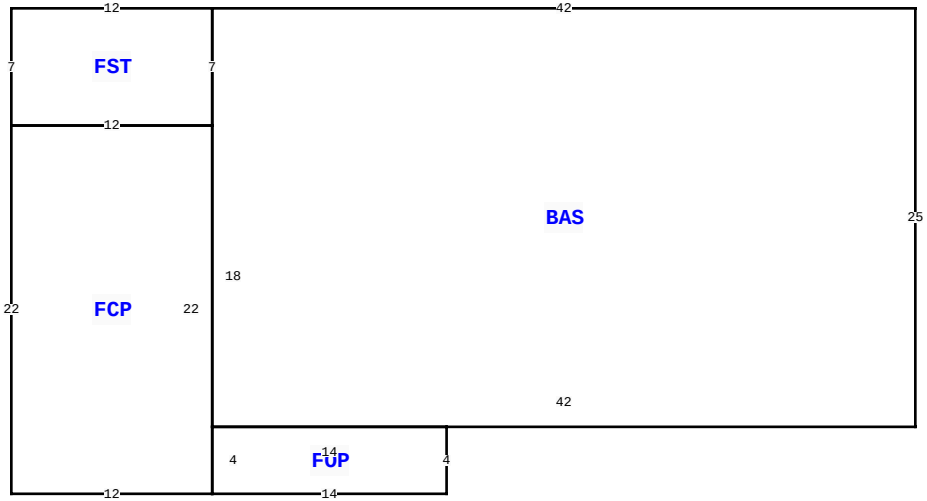
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,050	100		1,050	85,845
FCP	264	25		66	5,396
FOP	56	30		17	1,390
FST	84	55		46	3,761
TOTALS	1,454			1,179	96,392

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	125.78	148,295	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1050 HX Base Yr



129 SW FABIAN WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,392
TOTAL MARKET OB/XF VALUE		1,175
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		120,967
SOH/AGL Deduction		65,120
ASSESSED VALUE		55,847
TOTAL EXEMPTION VALUE	HX HB	30,847
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,714

LAND:1:1: 0.34 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,175

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