LOT 10 BLOCK 4 SHADY OAKS ACRES

ORB 519-126,810-1002, 813-808, 8

ELLIS CHARLES/ELLIS KIMBERLY L
118 SW DUNN WAY
LAKE CITY, FL 32024

**2027**

**20-4S-16-03079-051**

## BUILDING CHARACTERISTICS

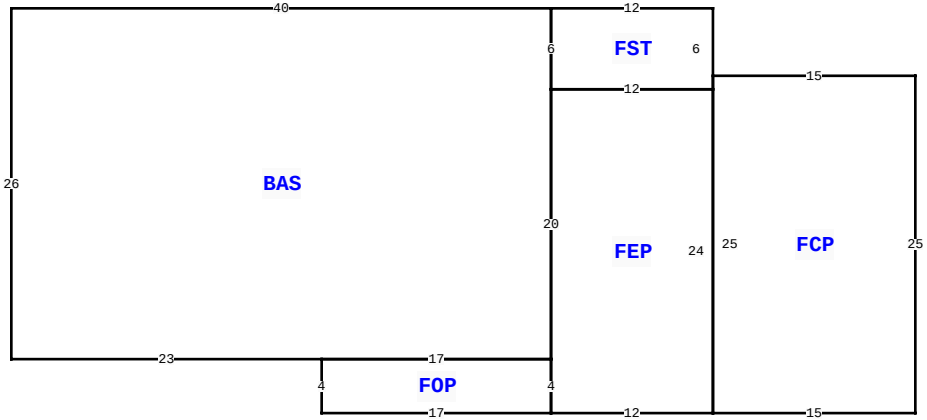
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 08 | WD OR PLY 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1,040 | 100 | | 1,040 | 85,440 |
| FCP | 375 | 25 | | 94 | 7,723 |
| FEP | 288 | 80 | | 230 | 18,896 |
| FOP | 68 | 30 | | 20 | 1,643 |
| FST | 72 | 55 | | 40 | 3,286 |
| TOTALS | 1,843 | | | 1,424 | 116,986 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,424 | 114.9000 | 126.39 | 179,979 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 1040 HX Base Yr 2013




118 SW DUNN 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 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 240.00 | UT | 7.50 | 7.50 | 75 | 2006 | 2006 | 3 | 75 | 1,350 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,986 |
| TOTAL MARKET OB/XF VALUE | | 2,350 |
| TOTAL LAND VALUE - MARKET | | 23,400 |
| TOTAL MARKET VALUE | | 142,736 |
| SOH/AGL Deduction | | 63,564 |
| ASSESSED VALUE | | 79,172 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 27,761 |
| TOTAL JUST VALUE | | 142,736 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 144,866 |

SALE:3:1: LOT 10 BLK 4 SHADY OAKS ACRES

SALE:2:1: LOT 10 BLK 4 SHADY OAKS

SALE:1:1: ADDING NEW HUSBAND TO DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1244/1721 | 11/08/2012 | WD | U | I | 40 | 86,000 |
| GRANTOR: VANESSA M & THOMAS W | | | | | | |
| GRANTEE: CHARLES & KIMBERLY | | | | | | |
| 0835/0321 | 2/20/1997 | WD | U | I | | 0 |
| GRANTOR: VANESSA MCDUFFIE | | | | | | |
| GRANTEE: VANESSA M & THOMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S26 E23 FOP= S4 E17N4 W17$ E17 FEP= S4 E12 FCP= E15 N25 W15 S25$ N24 W12 S20$ N20 FST= E12 N6 W12 S6$ N6$.

## LAND DESCRIPTION

TOTAL OB/XF 2,350

| 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- | 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