LOT 14 BLOCK 4 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 502-178, WD 1014-1529,

CLAYTON MARSHA D
198 SW DUNN WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-055

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 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

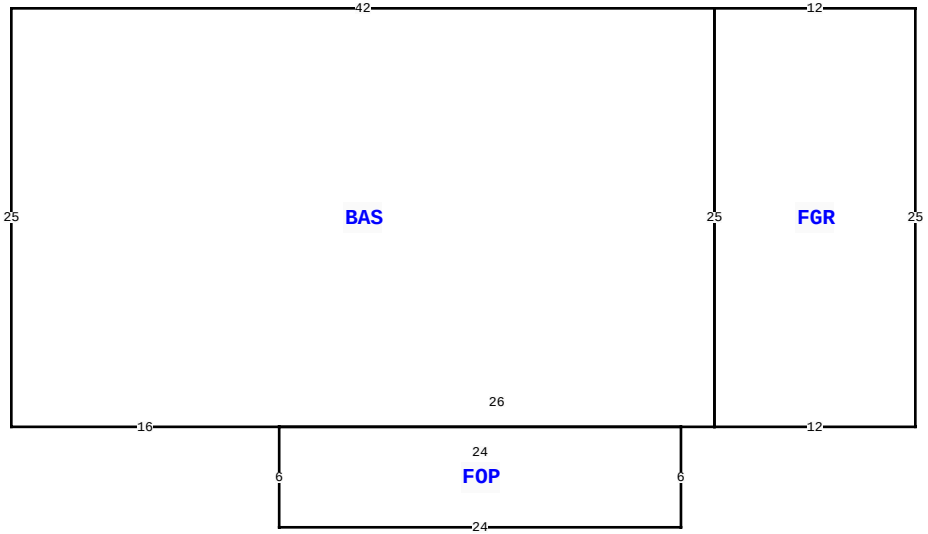
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	95,195
FGR	300	55		165	14,959
FOP	144	30		43	3,899
TOTALS	1,494			1,258	114,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,258	126.8000	139.48	175,466	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1050 HX Base Yr 2010



198 SW DUNN 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	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	75	0	0	3	75	1,013	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,053
TOTAL MARKET OB/XF VALUE		1,513
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		141,566
SOH/AGL Deduction		63,183
ASSESSED VALUE		78,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,972
TOTAL JUST VALUE		141,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/2351	8/18/2009	WD	U	I	12	68,000
GRANTOR: CITIBANK NA AS TRUSTE						
GRANTEE: MARSHA D CLAYTON						
1173/0896	5/06/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIBANK NA AS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E16 FOP= S6 E24N6 W24$ E26 FGR= E12 N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,513

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	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS