LOT 2 BLOCK 5 SHADY OAKS
ACRES UNIT 2 ADDITION.

WILLIAMS RENEE R/WILLIAMS CHRISTOPHER R
217 SW DUNN WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-061

BUILDING CHARACTERISTICS

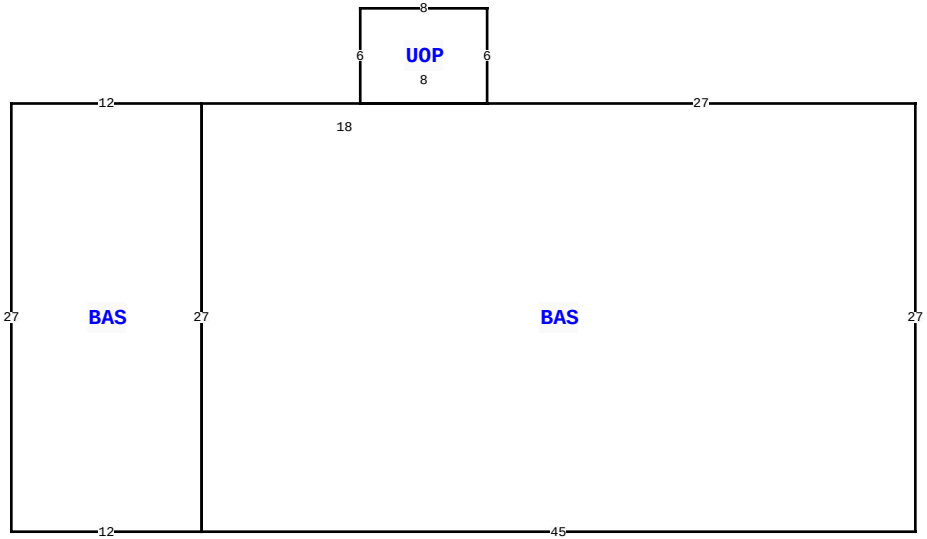
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	324	100		324	28,048
BAS	1,215	100		1,215	105,179
UOP	48	20		10	866
TOTALS	1,587			1,549	134,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	121.0770	133.18	206,296	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1539 HX Base Yr 2008



217 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	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,092
TOTAL MARKET OB/XF VALUE		6,400
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		163,892
SOH/AGL Deduction		73,689
ASSESSED VALUE		90,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,792
TOTAL JUST VALUE		163,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,339

SALE:1:1: WD TO REPLACE AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0598	1/09/2020	WD	U	I	11	100
GRANTOR: RENEE R WILLIAMS FKA						
GRANTEE: RENEE R & CHRISTOPH						
1075/1759	2/24/2006	WD	Q	I		87,600
GRANTOR: REGINA D KNOWLES(SIMP						
GRANTEE: RENEE R FAULKNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N6 W8 S6 E8$ W18 BAS= W12 S27 E12 N27$ S27E45 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,400

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 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS