LOT 6 BLOCK 5 SHADY OAKS ACRES U

ORB 976-640, 976-641, WD 1444-98

LEONARD ASHLEY ANNE
139 SW DUNN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-065

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

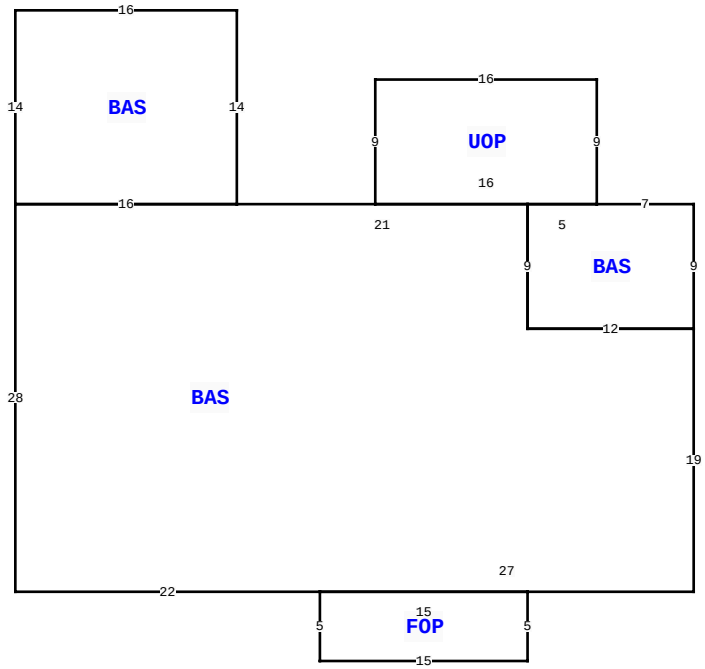
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	108	100		108	11,759
BAS	224	100		224	24,389
BAS	1,264	100		1,264	137,622
FOP	75	30		22	2,395
UOP	144	20		29	3,158
TOTALS	1,815			1,647	179,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	130.7130	146.40	241,121	1977	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2024 Heated Area: 1596 HX Base Yr 2024



139 SW DUNN WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,322
TOTAL MARKET OB/XF VALUE		7,478
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		212,800
SOH/AGL Deduction		1,204
ASSESSED VALUE		211,596
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,185
TOTAL JUST VALUE		212,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1444/981	8/05/2021	WD	Q	I	01	205,000
GRANTOR: KING GLENDA A						
GRANTEE: LEONARD ASHLEY ANNE						
0428/0479	4/01/1979	03	Q	I		24,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-5,0] W21 W16 S28 E22 E27 N19 W12 N9 $
BAS=[ORIG=-26,0] N14 W16 S14 E16 $
UOP=[ORIG=0,0] N9 W16 S9 E16 $
BAS=[ORIG=0,0] W5 S9 E12 N9 W7 $
FOP=[ORIG=-20,28] S5 E15 N5 W15 $
.

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	22	22	484.00	UT	1.40	1.40	100	1993	1993	3	100	678	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0294	SHED WOOD/	0	100	22	33	1.00	UT	0.00	5,000.00	100	2022	2021		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,478

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-	1105.00	140.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/22/2025 BY KS Total Acres: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 03/24/2026 BY SYS