LOT 12 BLOCK 5 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 449-600, 741-582, 766-1662

GREEN WANDA C
2640 SAN DIEGO RD
JACKSONVILLE, FL 32207

2026

20-4S-16-03079-071

BUILDING CHARACTERISTICS

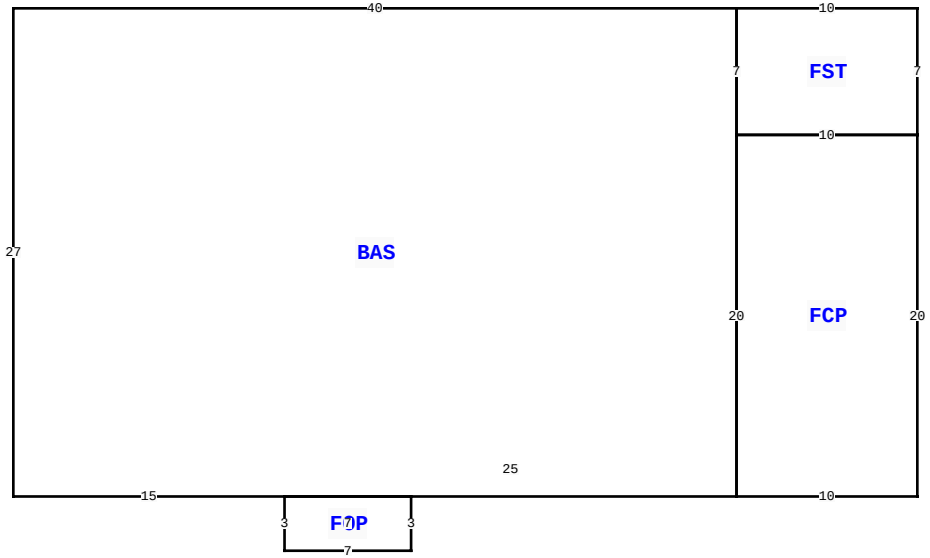
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	1,080	100		1,080	90,460
FCP	200	25		50	4,188
FOP	21	30		6	502
FST	70	55		38	3,183
TOTALS	1,371			1,174	98,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,174	115.0560	128.86	151,282	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



198 SW GREMLIN 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,333
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	125,533
SOH/AGL Deduction	1,045
ASSESSED VALUE	124,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,488
TOTAL JUST VALUE	125,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,533

SALE:4:1: LOT 12, BLK 5, SHADY OAKS UNIT 2
SALE:3:1: $.70 STAMPS
SALE:2:1: LOT 12 BLK 5 SHADY OAKS ACRES
SALE:1:1: LOT 12 BLOCK 5 SHADY OAKS ACRES UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/1688	1/31/1994	WD	Q	I		38,600
GRANTOR: ERIC S ROSE						
GRANTEE: WANDA C GREEN						
0774/1160	5/10/1993	QS	Q	I	01	38,600
GRANTOR: FARMERS HOME						
GRANTEE: ERIC S ROSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E15 FOP= S3 E7 N3 W7$ E25 FCP= E10 N20 W10 S20$ N20 FST= E10 N7 W10 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	0		RSF-	1105.00	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 06/09/2026 BY SYS