LOT 13 BLOCK 5 SHADY OAKS ACRES
406-497, 419-329, 655-709, 758-8

MOODY RICHARD K/MENDEZ DAMARIS
218 SW GREMLIN WAY
LAKE CITY, FL 32024

2026

20-4S-16-03079-072

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

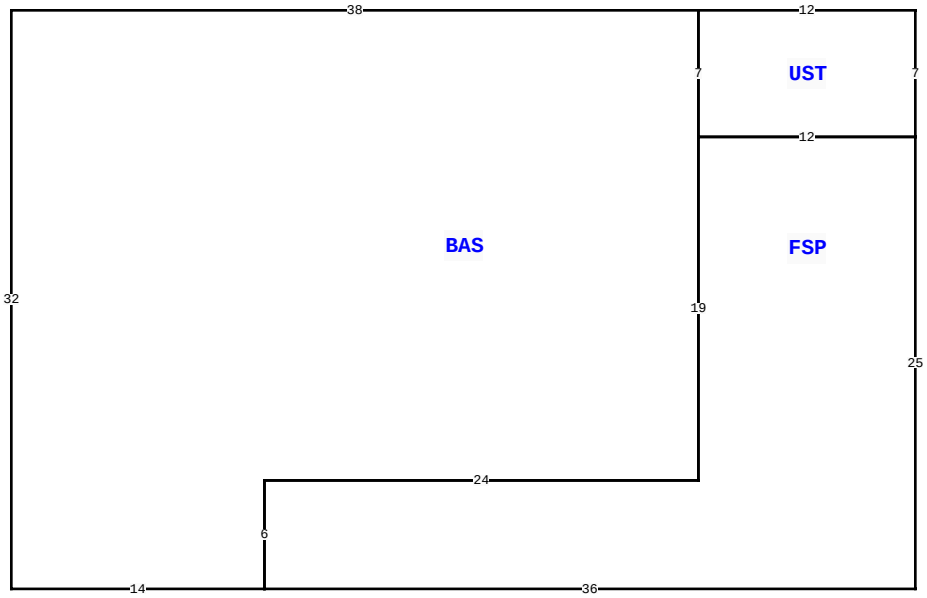
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,072	100		1,072	123,542
FSP	444	40		178	20,514
UST	84	45		38	4,379
TOTALS	1,600			1,288	148,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	121.6000	136.19	175,413	1978	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2022 Heated Area: 1072 HX Base Yr 2022



218 SW GREMLIN 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		148,434
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		177,534
SOH/AGL Deduction		29,058
ASSESSED VALUE		148,476
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,065
TOTAL JUST VALUE		177,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,341

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: EXEMPT FROM TAXES

SALE:1:1: LOT 13 BLK 5 SHADY OAKS - DEED FOR FLORI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1452/71	11/05/2021	WD	Q	I	01	149,000
GRANTOR: BOGGS MARIANNE O						
GRANTEE: MOODY RICHARD K						
1318/0046	7/01/2016	WD	Q	I	01	63,500
GRANTOR: DORIS E HILLHOUSE						
GRANTEE: MARIANNE O BOGGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S32 E14 FSP= E36 N25 W12 S19 W24 S6$ N6 E24 N19UST= E12 N7 W12 S7$ N7$.

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	250	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	2006	2006	3	75	1,350	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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