LOT 2 BLOCK 6 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 405-308, 760-1656,

MADDOX AMANDA E
346 MARIE CIRCLE NW
FT WALTON BEACH, FL 32548

2027

20-4S-16-03079-075

BUILDING CHARACTERISTICS

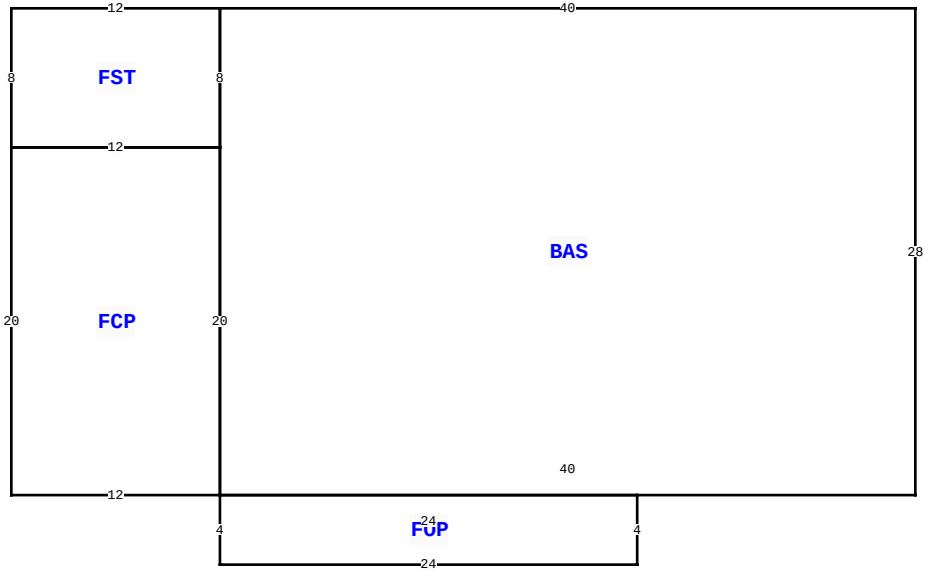
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,120	100		1,120	95,936
FCP	240	25		60	5,140
FOP	96	30		29	2,484
FST	96	55		53	4,540
TOTALS	1,552			1,262	108,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	119.8000	131.78	166,306	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr



205 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	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,099
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	132,699
SOH/AGL Deduction	0
ASSESSED VALUE	132,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,699
TOTAL JUST VALUE	132,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,668

SALE:2:1: LOT 2 BLK 6 SHADY OAKS ACRES

SALE:1:1: LOT 2 BLK 6 SHADY OAKS ACRES S/D

LAND:1:1: 0.34 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1575	3/14/2002	WD	Q	I	01	47,000
GRANTOR: HOMESIDE LENDING INC						
GRANTEE: AMANDA MADDOX						
0944/1078	1/02/2002	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOMESIDE LENDING IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S8 E12 N8$S8 FCP= W12 S20 E12 N20$ S20 FOP= S4 E24 N4 W24$ E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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-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