

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

**2026**

20-4S-16-03079-075  
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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	97,683
FCP	240	25		60	5,233
FOP	96	30		29	2,529
FST	96	55		53	4,623
TOTALS	1,552			1,262	110,068

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0			134.18	169,335	1978	1978	0	0	35.00	65.00
			Heated Area: 1120			HX Base Yr						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,068
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			134,668
SOH/AGL Deduction			4,072
ASSESSED VALUE			130,596
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			130,596
TOTAL JUST VALUE			134,668
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						

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF												1,200												
REVIEW DATE 04/22/2025 BY ks Total Acres: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 03/24/2026 BY SYS																								