LOT 4 BLOCK 6 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 634-048, 767-1205,

HOGG C EDWARD
163 SW GREMLIN WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-077

BUILDING CHARACTERISTICS

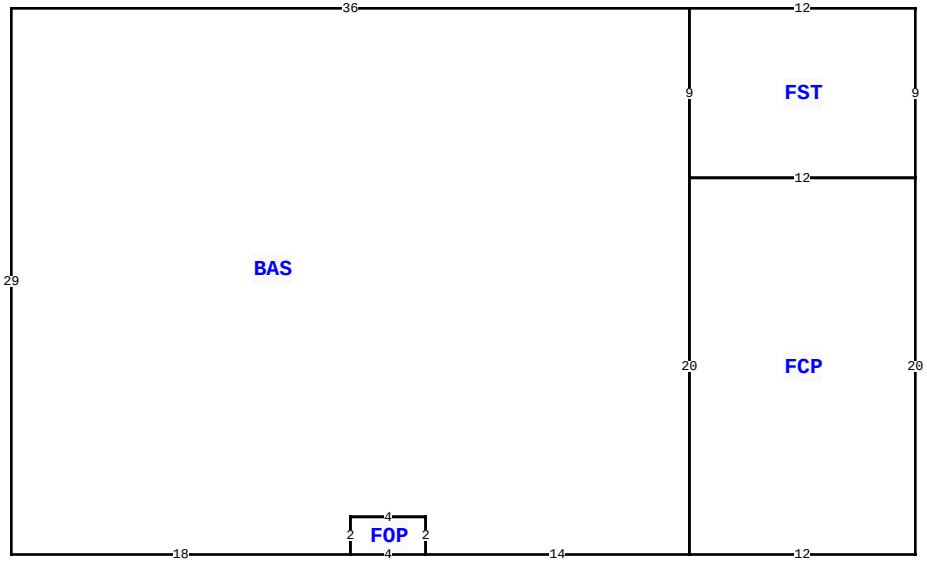
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,036	100		1,036	86,889
FCP	240	25		60	5,032
FOP	8	30		2	168
FST	108	55		59	4,948
TOTALS	1,392			1,157	97,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,157	117.3000	129.03	149,288	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1036 HX Base Yr 2005



163 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	100	0	0	500.00	UT	2.00	2.00	100	1993	1993	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
3	0294	SHED WOOD/	0	100	8	8	64.00	UT	14.00	14.00	50	2006	2006	3	50	448	
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2006	2006	3	100	3,360	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,037
TOTAL MARKET OB/XF VALUE		5,108
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		125,545
SOH/AGL Deduction		40,537
ASSESSED VALUE		85,008
TOTAL EXEMPTION VALUE	HX HB SX	85,008
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		125,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,313

SALE:1:1: LOT 4 BLK 6 SHADY OAKS UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054435	Remodel	14,000	11/10/2025
000046369	Roof Replacement	8,385	01/26/2023
000046162	Roof Replacement	8,456	12/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/1528	9/30/2004	WD	Q	I		69,000
GRANTOR: MICHAEL PACZOWSKI						
GRANTEE: C EDWARD HOGG						
0989/1616	7/22/2003	WD	Q	I		60,500
GRANTOR: KENNETH W & LISA L BU						
GRANTEE: MICHAEL PACZKOWSKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S29 E18 FOP= E4 N2 W4 S2$ N2 E4 S2 E14 FCP= E12 N20 W12 S20$ N20 FST= E12 N9 W12 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 5,108

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	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 03/23/2026 BY robin Total Acres: 0.34 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS