LOT 6 BLOCK 6 SHADY OAKS
ACRES UNIT 2 ADDITION.
ORB 727-261, 984-1874,

STEINHAUER DANIELLE L
121 SW GREMLIN WAY
LAKE CITY, FL 32024-9237

2027

20-4S-16-03079-079

BUILDING CHARACTERISTICS

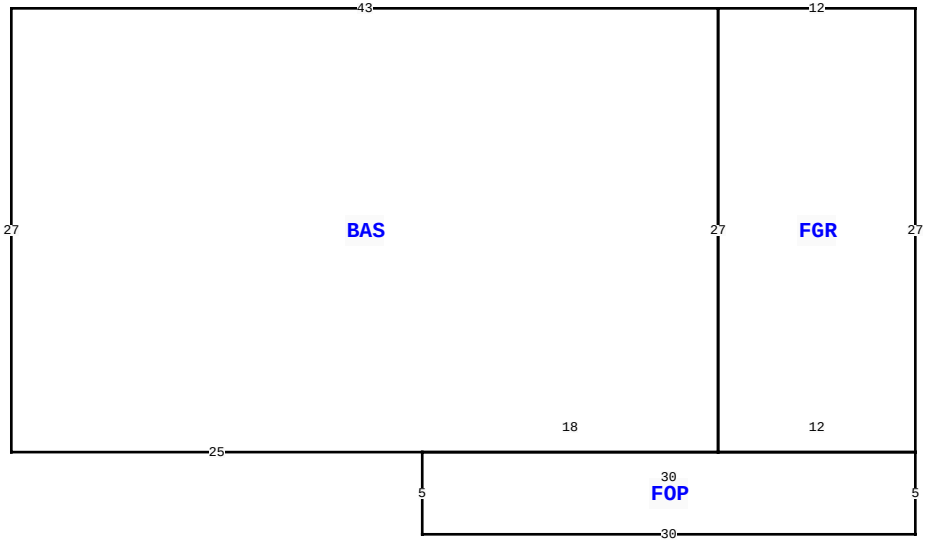
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,161	100		1,161	97,787
FGR	324	55		178	14,992
FOP	150	30		45	3,790
TOTALS	1,635			1,384	116,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	117.8000	129.58	179,339	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1161 HX Base Yr 2004



121 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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,570
TOTAL MARKET OB/XF VALUE		850
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		140,820
SOH/AGL Deduction		78,650
ASSESSED VALUE		62,170
TOTAL EXEMPTION VALUE	HX HB DX	42,170
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		140,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,943

SALE:1:1: LOT 6, BLK 6, SHADY OAKS ACRES UNIT 2 AD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/1874	5/16/2003	WD	Q	I		45,000
GRANTOR: HODGES						
GRANTEE: STEINHAUER						
0727/0261	8/06/1990	WD	Q	I		41,000
GRANTOR: MICHAEL ALLEN						
GRANTEE: HOWARD HODGES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S27 E25 FOP= S5 E30 N5 W30$ E18 FGR= E12 N27 W12S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 850

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-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