

COLUMBIA COUNTY

Property Appraiser

Parcel 20-4S-16-03079-040

Owners

ROSKEY JAMIE
209 SW FABIAN WAY
LAKE CITY, FL 32024

Parcel Summary

Location	209 SW FABIAN WAY
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	.3370
Section	20
Township	4S
Range	16
Subdivision	SHADY OAKS
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 4 BLOCK 4 SHADY OAK
ACRES UNIT 2. ORB 412-16,
694-488, 799-786, 805-2224,
DIV 02-292DR ORB 956-1203,
WD 1097-1049, WD 1117-1641,
QCD 1323-1473,

Working Values

	2026
Total Building	\$139,466
Total Extra Features	\$3,220
Total Market Land	\$26,000
Total Ag Land	\$0



	2026
Total Market	\$168,686
Total Assessed	\$106,476
Total Exempt	\$50,722
Total Taxable	\$55,754
SOH Diff	\$62,210

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$141,325	\$134,237	\$124,323	\$108,860	\$101,466	\$85,389	\$79,690
Total Extra Features	\$3,220	\$3,220	\$3,220	\$3,220	\$3,220	\$3,220	\$1,420
Total Market Land	\$26,000	\$20,000	\$20,000	\$14,000	\$11,400	\$11,368	\$11,368
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$170,545	\$157,457	\$147,543	\$126,080	\$116,086	\$99,977	\$92,478
Total Assessed	\$103,375	\$100,462	\$97,536	\$94,695	\$91,937	\$90,668	\$86,870
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$52,653	\$50,462	\$47,536	\$44,695	\$41,937	\$40,668	\$36,870
SOH Diff	\$67,170	\$56,995	\$50,007	\$31,385	\$24,149	\$9,309	\$5,608

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>QC</u> 1323/1473	2016-09-26	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: JAMIE ROSKEY & GRIFFITH & CAROLYN SHAW Grantee: JAMIE ROSKEY (UNMARRIED WOMAN)
<u>WD</u> 1117/1641	2007-03-30	<u>Q</u>		WARRANTY DEED	Improved	\$132,000	Grantor: CARL&DANA HUGGINS, WENDY PERRY &GERALD BLEMEL Grantee: JAMIE ROSKEY & GRIFFITH SHAW
<u>WD</u> 1097/1049	2006-09-20	<u>Q</u>		WARRANTY DEED	Improved	\$74,400	Grantor: SCOTT T LOCKWOOD & MELANIE J LOCKWOOD Grantee: CARL HUGGINS, ASSINGS & DANA HUGGINS (ETAL)
<u>WD</u> 0805/2224	1995-05-25	<u>Q</u>		WARRANTY DEED	Improved	\$41,500	Grantor: L.G.M. INVESTMENTS

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: SCOTT T LOCKWOOD & MELANIE J
CT 0799/0786	1994-11-28	U	11	CERTIFICATE OF TITLE	Improved	\$22,200	Grantor: MARGARET L JOHNSON Grantee: L G M INVESTMENTS INC

Buildings

Building # 1, Section # 1, 84335, SFR

Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1086	1464	\$185,954	1976	2000	0.00%	25.00%	75.00%	\$139,466

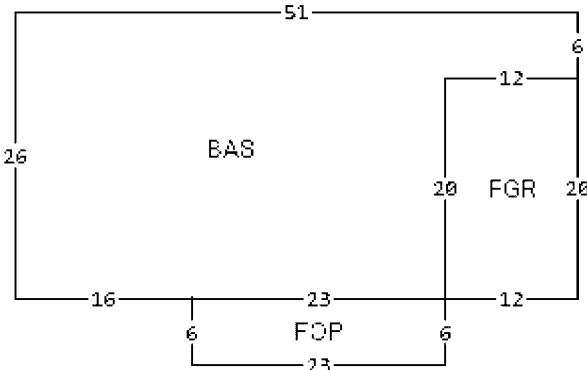
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,086	100%	1,086

<u>FGR</u>	240	55%	132
<u>FOP</u>	138	30%	41



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$0.00	1993	100%	\$1,000
0294	SHED WOOD/VINYL	8	10	80.00	\$7.50	2000	50%	\$300
0130	CLFENCE 5			1.00	\$0.00	2014	100%	\$120
0296	SHED METAL			1.00	\$0.00	2019	100%	\$1,800

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	<u>RSF-1</u>	105.00	140.00	1.00	\$26,000.00/ <u>LT</u>	0.34	1.00	\$26,000

Personal Property

None

Permits

None

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of

permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of September 29, 2025.