LOT 9 BLOCK 4 SHADY OAKS
ACRES UNIT 2. ORB 696-108,

PETRENA DAVID MICHAEL
109 SW FABIAN WAY
LAKE CITY, FL 32024

2022

20-4S-16-03079-045

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

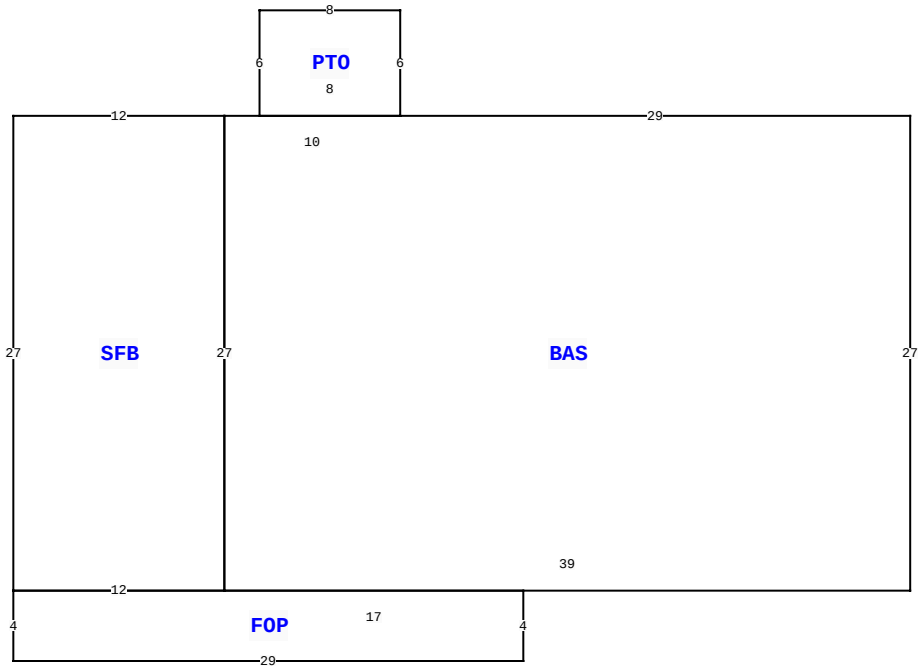
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100	1,053	65,899
FOP	116	30	35	2,191
PTO	48	5	2	125
SFB	324	80	259	16,209
TOTALS	1,541		1,349	84,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,349	116.0000	96.28	129,882	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 HX Base Yr



109 SW FABIAN Way, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,423
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		98,023
SOH/AGL Deduction		36,899
ASSESSED VALUE		61,124
TOTAL EXEMPTION VALUE	HX HB	36,124
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0541/0835	7/01/1984	QC	Q	I		32,500
GRANTOR:						
GRANTEE:						
0402/0367	5/01/1978	03	Q	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N6 W8 S6 E8$ W10 SFB= W12 S27 E12 N27$ S27FOP= W12 S4 E29 N4 W17$ E39 N27$.

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	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,000

LN	USE CODE	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	SFR	100		RSF-1	105.00	140.00	1.00	LT		1.00	1.00	0.90	14,000.00	12,600.00	12,600							

REVIEW DATE 05/28/2019 BY KRBC Total Acres: 0.34 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 07/14/2022