

COLUMBIA COUNTY Property Appraiser

Parcel 20-4S-16-03079-058

Owners

STEWART CALVIN B JR
STEWART CARLA ANNE
256 SW DUNN WAY
LAKE CITY, FL 32024

Parcel Summary

Location	256 SW DUNN 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 17 BLOCK 4 SHADY OAKS
ACRES UNIT 2 ADDITION.

386-57, 638-398, 717-192, WD
1382-2364,

Working Values

	2026
Total Building	\$103,128
Total Extra Features	\$400
Total Market Land	\$23,400
Total Ag Land	\$0



30° 07' 15" N 82° 44' 00" W

	2026
Total Market	\$126,928
Total Assessed	\$100,550
Total Exempt	\$50,722
Total Taxable	\$49,828
SOH Diff	\$26,378

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$103,128	\$96,680	\$88,395	\$76,424	\$70,901	\$58,930	\$54,326
Total Extra Features	\$400	\$400	\$400	\$400	\$400	\$400	\$400
Total Market Land	\$23,400	\$18,000	\$18,000	\$12,600	\$10,260	\$10,231	\$10,231
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$126,928	\$115,080	\$106,795	\$89,424	\$81,561	\$69,561	\$64,957
Total Assessed	\$97,621	\$94,870	\$92,107	\$89,424	\$76,517	\$69,561	\$49,824
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$0	\$0	\$25,000
Total Taxable	\$46,899	\$44,870	\$42,107	\$39,424	\$76,517	\$69,561	\$24,824
SOH Diff	\$29,307	\$20,210	\$14,688	\$0	\$5,044	\$0	\$15,133

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1382/2364	2019-04-12	<u>U</u>	<u>30</u>	WARRANTY DEED	Improved	\$100	Grantor: CALVIN B STEWART Grantee: CALVIN B JR & CARLA ANNE STEWART (H/W)
<u>WD</u> 0638/0399	1987-11-27	<u>Q</u>		WARRANTY DEED	Improved	\$33,000	Grantor: SLANKER TERESA Grantee: STEWART CALVIN B &

Buildings

Building # 1, Section # 1, 58930, SFR

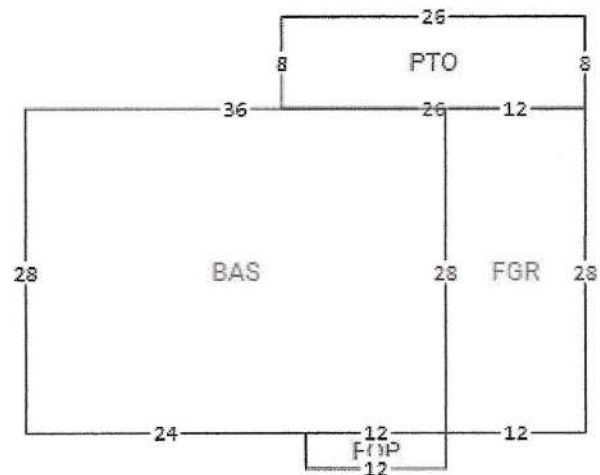
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1008	1588	\$158,658	1977	1977	0.00%	35.00%	65.00%	\$103,128

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
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
<u>BAS</u>	1,008	100%	1,008
<u>FGR</u>	336	55%	185
<u>FOP</u>	36	30%	11
<u>PTO</u>	208	5%	10



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%	\$400

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	RSF-1	105.00	140.00	1.00	\$26,000.00/LT	0.34	0.90	\$23,400

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 16, 2025.