COMM NE COR OF SE1/4 OF NE1/4, S
R/W SHADY CREST DR, W ALONG R/W
POB, RUN S 155.60 FT, W 210 FT T

ROMERO LETICIA M/HERRERA JUAN ALEJANDRO HERNANDEZ
376 SW SHADY LN
LAKE CITY, FL 32024

2025

05-4S-16-02773-038

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

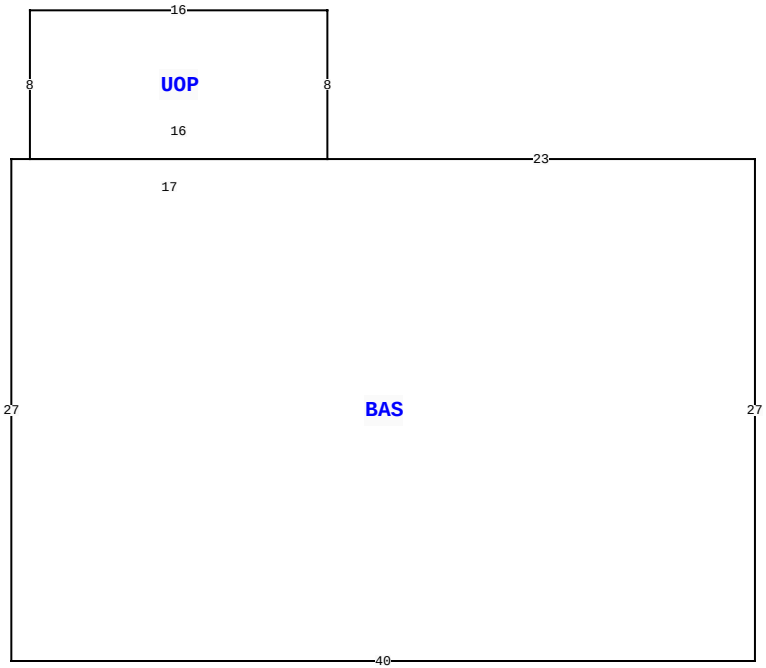
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	46,760
UOP	128	25		32	1,385
TOTALS	1,208			1,112	48,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,112	106.1100	63.67	70,801	2010	2010	0	0	0	32.00	68.00

1 MOBILE HME – 0% - 2021 Heated Area: 1080 HX Base Yr



376 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,145
TOTAL MARKET OB/XF VALUE	18,120
TOTAL LAND VALUE - MARKET	14,062
TOTAL MARKET VALUE	80,327
SOH/AGL Deduction	0
ASSESSED VALUE	80,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,327
TOTAL JUST VALUE	80,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,258

SALE:2:1:

XFOB:1:1: PEACHTREE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31521	M H	375	10/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/2153	12/09/2020	QC	U	I	11	100
GRANTOR: GRAHAM BERNARD						
GRANTEE: ROMERO LETICIA M						
1261/0082	9/06/2013	QC	U	I	11	6,000
GRANTOR: TC 10U LLC						
GRANTEE: BERNARD & LOUISE GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N8 W16 S8 E16$ W17 S27 E40 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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	3,800.00	3,800.00	100	2024	2023		100	3,800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
5	0030	BARN,MT	0	0	0	0	1.00	UT	4,320.00	4,320.00	100	2024	2023		100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 18,120

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	0200	C	MBL HM	0		RSF/MH	110.00	156.00	0.75	AC		1.00	1.00	1.25	15,000.00	18,750.00	14,062							

REVIEW DATE 01/02/2019 BY KR Total Acres: 0.75 Total Land Value: 14,062 Market: 0 Agricultural: 0 Common: 14,062 PRINTED 05/16/2025 BY SYS