LOT 2 SHADOW WOOD UNIT 1 & PART
DESC AS: BEG NE COR COR LOT 2, R
S 172.08 FT, W 372.65 FT, N 175

CHAPMAN LINDA T
17779 S US HWY 441
LAKE CITY, FL 32024

2026

27-6S-17-09784-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

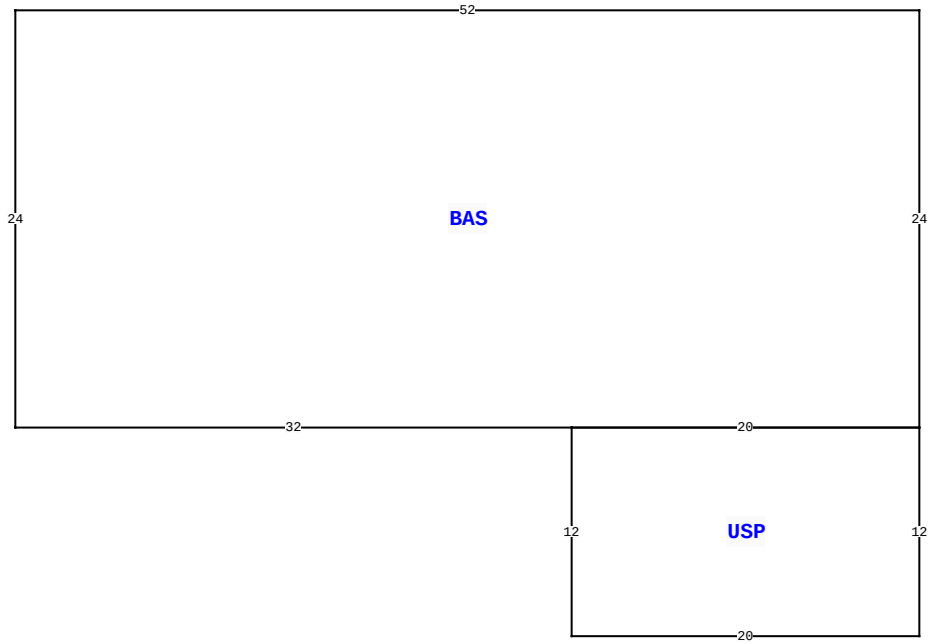
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	73,493
USP	240	35		84	4,947
TOTALS	1,488			1,332	78,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,332	113.9000	107.07	142,617	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1248 HX Base Yr 2005



17779 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,439
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		33,320
TOTAL MARKET VALUE		119,759
SOH/AGL Deduction		65,391
ASSESSED VALUE		54,368
TOTAL EXEMPTION VALUE	HX HB	29,368
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,759

SALE:4:1: INCLUDES 1996 REDMAN MH

SALE:1:1: LOT 2 SHADOW WOOD UNIT 1 & PART LOT 61 U

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1014/2874	5/07/2004	WD	Q	I	01	37,900
GRANTOR: DEUTSCHE BANK						
GRANTEE: LINDA CHAPMAN						
0986/0367	6/04/2003	CT	Q	I	03	100
GRANTOR: CLERK OF COURT (BISHO						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E32 USP= S12 E20 N12 W20$ E20 N24$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	100		00	0.00	0.00	2.38	AC		1.00	1.00	1.00	14,000.00	14,000.00	33,320							

REVIEW DATE 11/01/2017 BY BC Total Acres: 2.38 Total Land Value: 33,320 Market: 0 Agricultural: 0 Common: 33,320 PRINTED 11/07/2025 BY SYS