LOT 3 SHADOW WOOD UNIT 1 & PART
DESC AS: BEG NE COR LOT 3, RUN E
172.09 FT, W 406.62 FT TO SE COR

REYNOLDS CATHY Y
190 SE SHADOWWOOD DR
LAKE CITY, FL 32024

2026

27-6S-17-09784-053

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 100
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

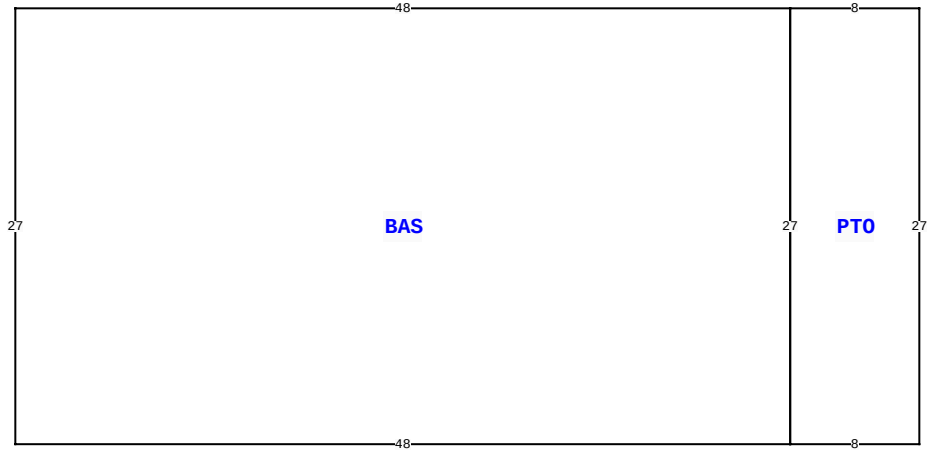
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,383
PTO	216	5		11	648
TOTALS	1,512			1,307	77,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,307	114.0000	107.16	140,058	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr



190 SE SHADOW WOOD DR, 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	77,032
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	119,632
SOH/AGL Deduction	19,957
ASSESSED VALUE	99,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,675
TOTAL JUST VALUE	119,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,632

SALE:2:1: LOT 3 & PT OF LOT 61 SHADOW WOOD UNIT II

SALE:1:1: LOW SELL!

XFOB:1:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11635	M H	125	09/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1278/0447	7/24/2014	QC	U	I	11	100
GRANTOR: BETTY ROZIN						
GRANTEE: CATHY Y REYNOLDS						
0979/1510	3/28/2003	WD	Q	I		64,500
GRANTOR: JULIA H TORTORICE						
GRANTEE: BETTY ROZIN & CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 PTO= E8 N27 W8 S27$ 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 11/01/2017 BY BC Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS