LOTS 5 & 6 SHADOW WOOD UNIT 1 &
NW COR LOT 60 OF UNIT 2, RUN E 4
W R/W SHADOW WOOD DR, ALSO BEING

SOTO SETH
17911 S US HIGHWAY 41
LAKE CITY, FL 32024

2026

27-6S-17-09784-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

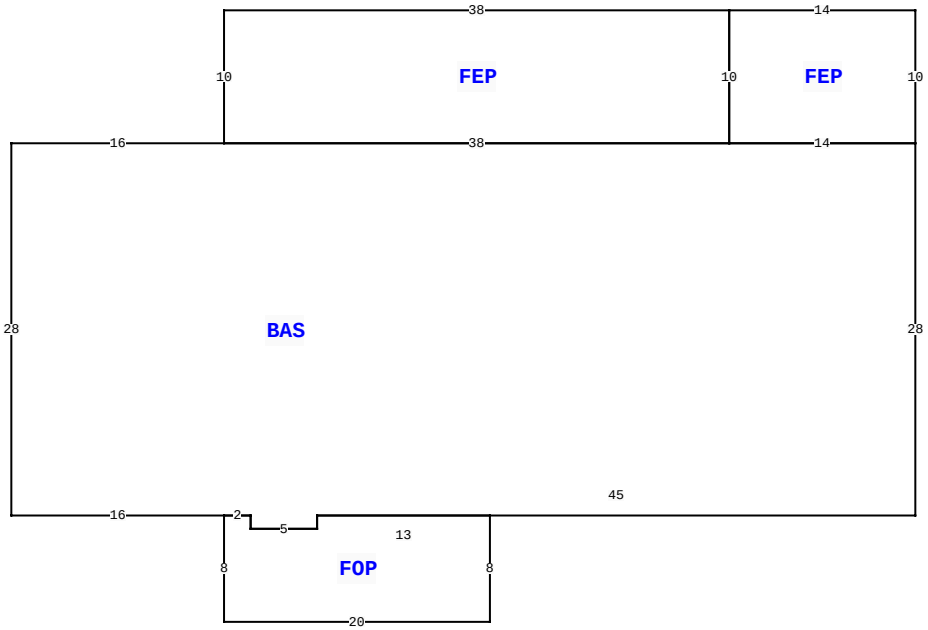
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	27617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100		1,909	169,227
FEP	140	80		112	9,929
FEP	380	80		304	26,949
FOP	155	30		46	4,077
TOTALS	2,584			2,371	210,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,371	121.7700	136.38	323,357	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1909 HX Base Yr 2021



17911 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,182
TOTAL MARKET OB/XF VALUE		19,584
TOTAL LAND VALUE - MARKET		56,600
TOTAL MARKET VALUE		286,366
SOH/AGL Deduction		71,733
ASSESSED VALUE		214,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,911
TOTAL JUST VALUE		286,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,366

XFOB:5:1: BRIGADIER MH
BLDG:2:1: ID#GB15191044A
SALE:1:1: 5.66 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6526	SFR	48,000	10/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1412/0734	5/26/2020	WD	Q	I	01	215,000
GRANTOR: RODRIGO & SUSAN CURBE						
GRANTEE: SETH SOTO						
1290/2005	3/06/2015	WD	Q	I	01	179,900
GRANTOR: ROBERT & BARBARA ARNO						
GRANTEE: RODRIGO & SUSAN CUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S28 E16 FOP= S8 E20N8 W13 S1 W5 N1 W2$ E2 S1 E5 N1 E45 N28 FEP= N10 W14 S10 E14$ W14 FEP= N10 W38 S10 E38$ W38$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	20	24	480.00	UT	2.00	2.00	100	0	0	3	100	960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	20	24	480.00	UT	18.00	18.00	100	0	0	3	100	8,640	
5	0166	CONC,PAVMT	0	100	12	16	192.00	UT	2.00	2.00	100	0	0	3	100	384	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 19,584

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	0100	C	SFR	100		00	0.00	0.00	5.66	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,600							

REVIEW DATE 06/24/2020 BY KR Total Acres: 5.66 Total Land Value: 56,600 Market: 0 Agricultural: 0 Common: 56,600 PRINTED 11/07/2025 BY SYS