

LOT 7 SHADOW WOOD S/D UNIT 1 & P
& 60 UNIT 2 MORE DESC AS FOLLOWS
7 UNIT 1, RUN E 508.87 FT TO W R

KATZ HOWARD/KATZ MELISSA
334 SE SHADOW WOOD DR
LAKE CITY, FL 32024

2025

27-6S-17-09784-057



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	08	SHT VINYL 90
Interior Floo	12	HARDWOOD 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	06	06
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	27617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	128,154
UOP	360	25		90	6,282
TOTALS	2,196			1,926	134,436

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0060	CARPORT F	0 100	18	20	360.00	UT	3.00	3.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	300.00	300.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	3.13

REVIEW DATE 11/01/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,926	135.0100	126.91	244,429	2003	2003	0	0	45.00	55.00	
1 MANUF 1 100% - 2020 Heated Area: 1836 HX Base Yr 2020												
UOP BAS												
334 SE SHADOW WOOD DR, LAKE CITY												

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/14/2024	MLU					
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
AC		1.00	1.00	1.00	10,000.00	10,000.00	31,300					

TOTAL OB/XF												
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
AC		1.00	1.00	1.00	10,000.00	10,000.00	31,300					

Total Acres: 3.13 Total Land Value: 31,300 Market: 0 Agricultural: 0 Common: 31,300

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,436
TOTAL MARKET OB/XF VALUE		8,530
TOTAL LAND VALUE - MARKET		31,300
TOTAL MARKET VALUE		174,266
SOH/AGL Deduction		97,356
ASSESSED VALUE		76,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,188
TOTAL JUST VALUE		174,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,255

PRCL:0:13: 2-17-17 TRIM RET UNABLE TO FRWD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20722	M H	125	05/20/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1396/1432	10/10/2019	WD	Q	I	01	124,000	
GRANTOR: TERI KNEPPAR							
GRANTEE: HOWARD & MELISSA KA							
1385/1938	5/17/2019	WD	Q	I	01	89,000	
GRANTOR: LENNARD W & SONDRAS							
GRANTEE: TERI KNEPPAR							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W68 UOP= N12 E30 S12 W30\$ S27 E68 N27\$.												

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