THE N 137 FT OF LOT 1 SHADOW WOO

LE 762-1797, DC 1169-568, WD 117

KOVACH MARILYN A
272 SE MOONLIGHT DR
LAKE CITY, FL 32024

2026

27-6S-17-09784-099

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

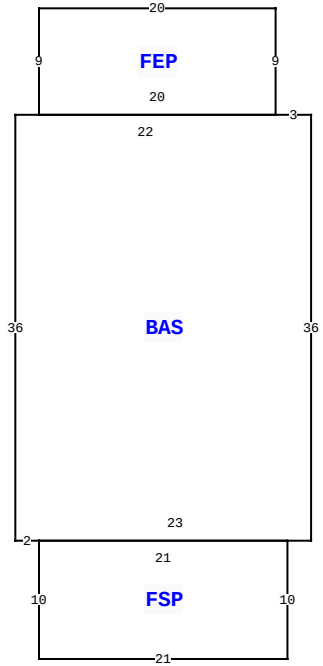
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	900	100		900	10,118
FEP	180	80		144	1,619
FSP	210	40		84	944
TOTALS	1,290			1,128	12,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,128	50.1840	56.21	63,405	1963	1963	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2024 Heated Area: 900 HX Base Yr



272 SE MOONLIGHT 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	12,681
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	20,300
TOTAL MARKET VALUE	33,081
SOH/AGL Deduction	0
ASSESSED VALUE	33,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,081
TOTAL JUST VALUE	33,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1214/0645	5/04/2011	LE	U	I	11	100
GRANTOR: MARILYN A KOVACH (RET						
GRANTEE: NADINE R CARPENTER						
1171/0629	3/03/2009	WD	Q	I	01	24,000
GRANTOR: LENVIL DICKS						
GRANTEE: MARILYN A KOVACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FEP= N9 W20 S9 E20$ W22 S36 E2 FSP= S10 E21 N10 W21$ E23 N36$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		00	137.00	0.00	1.45	AC		1.00	1.00	1.00	14,000.00	14,000.00	20,300							

REVIEW DATE 10/30/2017 BY BC Total Acres: 1.45 Total Land Value: 20,300 Market: 0 Agricultural: 0 Common: 20,300 PRINTED 11/07/2025 BY SYS