LOT 3 SHADOW WOOD S/D UNIT 2.
756-1532, 806-871, 937-1250, WD

SAMUEL MICHAEL S/SAMUEL POLLYANN M
267 SE RIPLEY PL
LAKE CITY, FL 32024

**2026**

**27-6S-17-09784-103**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

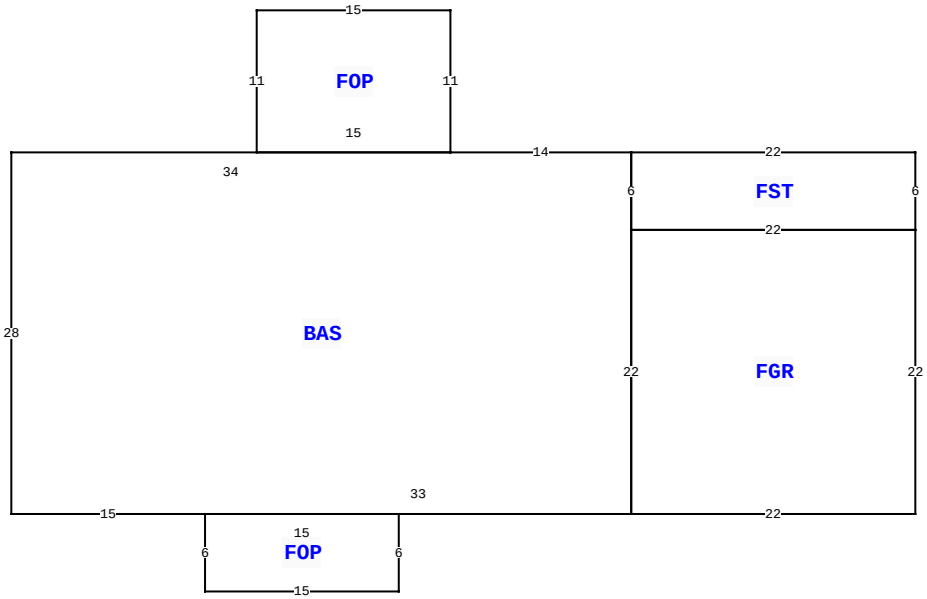
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 27617.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | | 1,344 | 160,536 |
| FGR | 484 | 55 | | 266 | 31,773 |
| FOP | 90 | 30 | | 27 | 3,225 |
| FOP | 165 | 30 | | 50 | 5,972 |
| FST | 132 | 55 | | 73 | 8,720 |
| TOTALS | 2,215 | | | 1,760 | 210,226 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,760 | 117.2000 | 131.26 | 231,018 | 2016 | 2016 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1344 HX Base Yr 2017




267 SE RIPLEY PL, 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 | | 210,226 |
| TOTAL MARKET OB/XF VALUE | | 18,772 |
| TOTAL LAND VALUE - MARKET | | 61,800 |
| TOTAL MARKET VALUE | | 290,798 |
| SOH/AGL Deduction | | 167,276 |
| ASSESSED VALUE | | 123,522 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 72,800 |
| TOTAL JUST VALUE | | 290,798 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 293,109 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33736 | SFR | 594 | 02/02/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1281/2283 | 9/18/2014 | WD | Q | V | 01 | 45,000 |
| GRANTOR: DEAN R & TAMMY DELEEU | | | | | | |
| GRANTEE: MICHAEL S & POLLYAN | | | | | | |
| 1057/0937 | 8/30/2005 | WD | U | V | 09 | 80,000 |
| GRANTOR: LISA F HASTINGS WYNIN | | | | | | |
| GRANTEE: DEAN R & TAMMY DELE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 FOP= N11 W15 S11 E15$ W34 S28 E15 FOP= S6 E15 N6 W15$ E33 FGR= E22 N22 W22 S22$ N22 FST= E22 N6 W22 S6$ N6$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 536.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 1,072 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,500 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 14,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,772

| 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 | 6.18 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 61,800 | | | | | | | |

REVIEW DATE 10/30/2017 BY BC Total Acres: 6.18 Total Land Value: 61,800 Market: 0 Agricultural: 0 Common: 61,800 PRINTED 11/18/2025 BY SYS