LOT 7 SHADOW WOOD S/D UNIT 2.

756-1532, 803-2257, DC 1089-1695

PARKINSON T W
157 SE CANDLER CT
LAKE CITY, FL 32024

2026

27-6S-17-09784-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

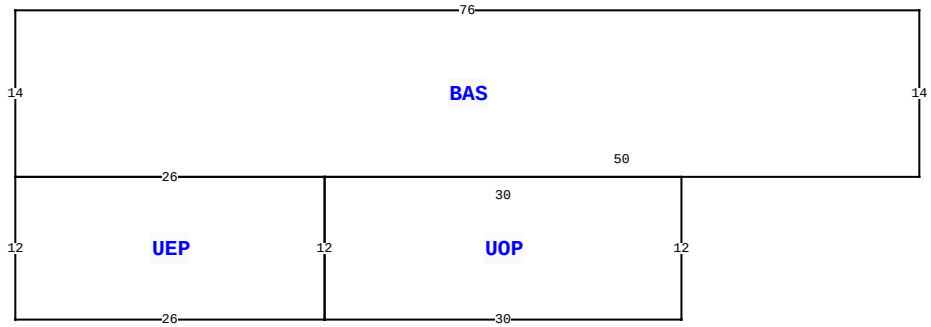
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,064	100		1,064	29,596
UEP	312	70		218	6,064
UOP	360	25		90	2,504
TOTALS	1,736			1,372	38,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,372	115.9000	69.54	95,409	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 1064 HX Base Yr 2008



157 SE CANDLER CT, 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		38,164
TOTAL MARKET OB/XF VALUE		30,800
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		119,064
SOH/AGL Deduction		30,089
ASSESSED VALUE		88,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,253
TOTAL JUST VALUE		119,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,364

SALE:1:1: LOT 7 SHADOW WOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050479	Electrical Servic	0	07/31/2024
11627	M H	125	09/06/1996
10193	M H	125	09/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/1539	10/10/2011	QC	U	I	11	100
GRANTOR: SHARON PARKINSON						
GRANTEE: TERRY WAYNE PARKINS						
1147/1287	4/03/2008	WD	Q	I	01	47,500
GRANTOR: T W PARKINSON						
GRANTEE: T W PARKINSON & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 UEP= S12 E26 N12 W26$ E26 UOP= S12 E30 N12 W30$ E50 N14$.

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	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	14,000	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 30,800

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	100		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 09/13/2024 BY TW Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS