

LOT 10 SHADOW WOOD S/D UNIT 2.
756-1532, 804-720, 947-1572, QC 1

WHITEHEAD RUSSELL
239 SE LOXLEY GLN
LAKE CITY, FL 32024

2026

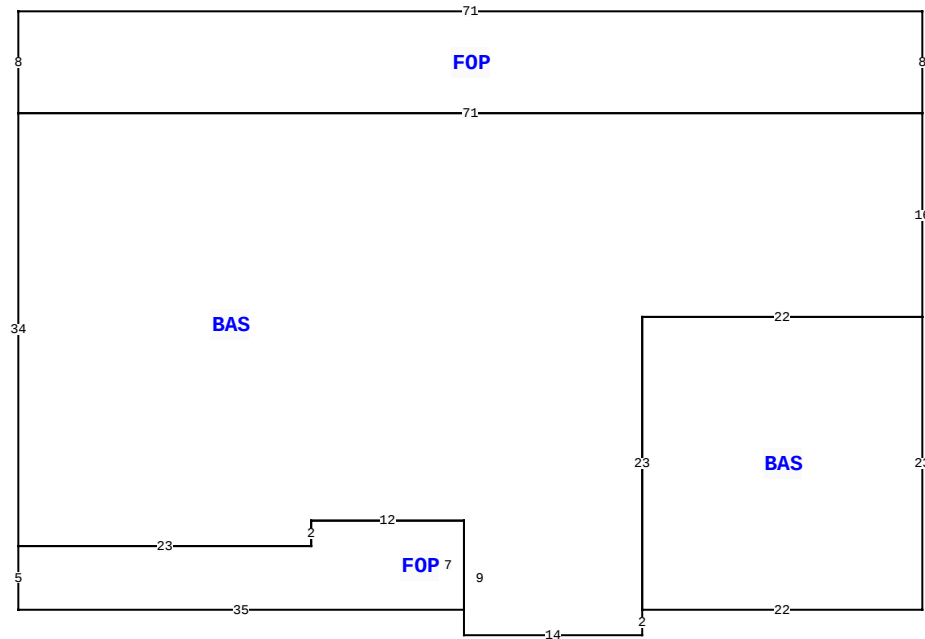
27-6S-17-09784-110

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	506	100		506	12,361
BAS	2,092	100		2,092	51,103
FOP	199	30		60	1,466
FOP	568	30		170	4,153

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	100	0	0	540.00	UT	2.00	2.00	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	
5	0210	GARAGE U	0	100	35	24	840.00	UT	10.00	10.00	
6	0166	CONC, PAVMT	0	100	24	24	576.00	UT	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	5.01	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,828	109.0560	122.14	345,412	2004	2004	0	60	0 21.00	20.00
1 SINGLE FAM 100% - 2006 Heated Area: 2598 HX Base Yr 2006											
											
239 SE LOXLEY GLN, LAKE CITY											

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		69,082	
TOTAL MARKET OB/XF VALUE		7,962	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		127,144	
SOH/AGL Deduction		23,495	
ASSESSED VALUE		103,649	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		52,927	
TOTAL JUST VALUE		127,144	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,144	

BLDG:1:3: FUTURE.

BLDG:1:2: GIVEN DEPR DUE TO POSSIBLE PROBLEM IN TH

BLDG:1:1: SINKHOLE HAS CAUSED FOUNDATION PROBLEMS,

SALE:1:1: LOT 10 SHADWOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20016	SFR	368	10/07/2002
17616	PUMP/UTPOL	30	11/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/1121	7/14/2025	LE	U	I	14	100

GRANTOR: WHITEHEAD RUSSEL

GRANTEE: WHITEHEAD RUSSEL (E

1543/2308	6/09/2025	LE	U	I	14	100
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GRANTOR: WHITEHEAD RUSSELL W

GRANTEE: WHITEHEAD RUSSELL W

BUILDING NOTES

BUILDING DIMENSIONS											
FOP= N8 W71 S8 E71\$ BAS= W71 S34 FOP= S5 E35 N7 W12 S2 W23\$ E23 N2 E12 S9 E14 N2 BAS= E22 N23 W22 S23 \$ N23 E22 N16\$.											