

LOT 14 SHADOW WOOD S/D UNIT 2.
756-1532, FJ 842-842, 866-1862,

BERRY TRACY A/BERRY RONALD C
337 SE LOXLEY GLN
LAKE CITY, FL 32024

2026

27-6S-17-09784-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	2	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	924	100		924	54,413
FOP	100	35		35	2,061
FOP	400	35		140	8,245
FST	120	55	2025	66	3,887
FST	120	55	2025	66	3,887
TOTALS	1,664			1,231	72,492

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	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	5.01

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0201 02 1,231 113.9000 107.07 131,803 1998 1998 0 0 0 45.00 55.00

1 MANUF 1 100% - 2018 Heated Area: 924 HX Base Yr 2018

BLD DATE 03/04/1998 MO LGL DATE 05/14/2024 MLU

XF DATE INC DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
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7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

TOTAL OB/XF									
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	5.01

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					72,492				
TOTAL MARKET OB/XF VALUE					29,600				
TOTAL LAND VALUE - MARKET					50,100				
TOTAL MARKET VALUE					152,192				
SOH/AGL Deduction					55,403				
ASSESSED VALUE					96,789				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					46,067				
TOTAL JUST VALUE					152,192				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					152,192				

PRMT:2:1: COONEY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052556	Mobile Home		03/12/2025
000052553	Right-of-Way Acce		03/11/2025
13571	M H	125	01/30/1998
6879	PUMP/UTPOL	60	02/23/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1531/1168	1/14/2025	WD	Q	I	01	190,000	
GRANTOR: BLEUER NICOLE							
GRANTEE: BERRY TRACY A							
1326/0957	6/17/2016	WD	U	I	39	62,000	
GRANTOR: DIANE B MAYER & FREDE							
GRANTEE: NICOLE BLEUER							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W25 W41 S14 E20 E46 N14 \$									
FOP=[ORIG=-25,0] N10 W40 S10 E40 \$									
FOP=[ORIG=-32,14] S10 E10 N10 W10 \$									
FST=[YR=2025;ORIG=-22,14] E12 S10 W12 N10 \$									
FST=[YR=2025;ORIG=-44,14] E12 S10 W12 N10 \$									