LOT 15 SHADOW WOOD S/D UNIT 2.
756-1532, 781-1184, WD 1104-1457

MITSELMAKHER VICTOR/MITSELMAKHER GUENAKH
340 SE LOXLEY GLN
LAKE CITY, FL 32024

2026

27-6S-17-09784-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

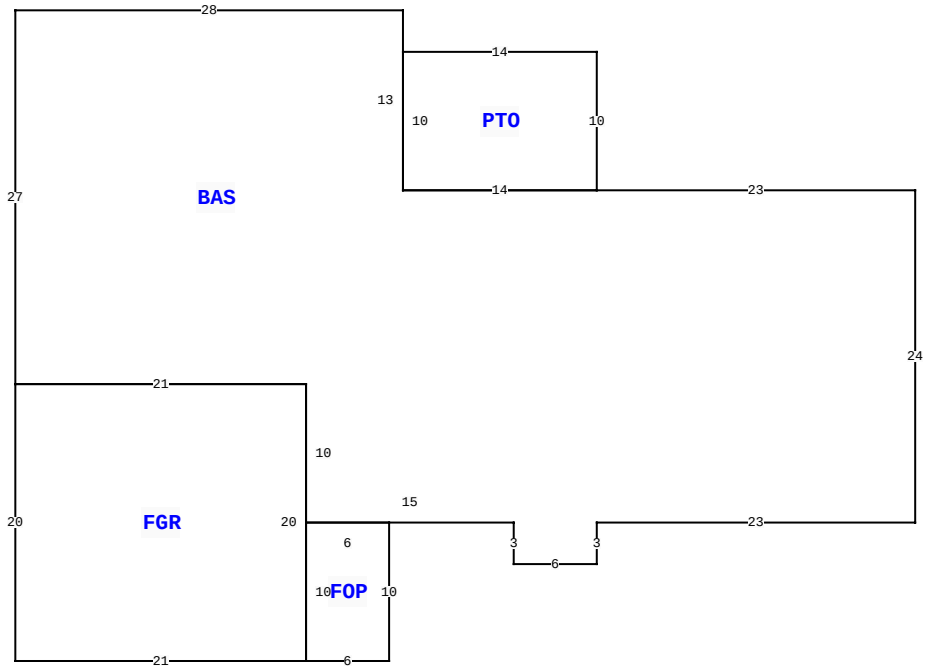
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,732	100		1,732	184,510
FGR	420	55		231	24,608
FOP	60	30		18	1,918
PTO	140	5		7	746
TOTALS	2,352			1,988	211,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	126.8190	142.04	282,376	1994	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1732 HX Base Yr 2022



340 SE LOXLEY GLN, 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		211,782
TOTAL MARKET OB/XF VALUE		4,732
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		266,614
SOH/AGL Deduction		90,413
ASSESSED VALUE		176,201
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,479
TOTAL JUST VALUE		266,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7749	SFR	49,000	11/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/1005	4/28/2021	WD	Q	I	01	288,000
GRANTOR: LUDWIG LINDA M &						
GRANTEE: MITSELMAKHER VICTOR						
1104/1457	12/07/2006	WD	Q	I		240,000
GRANTOR: H MARIO & JANICE F SC						
GRANTEE: LINDA LUDWIG & AMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= N10 W14 S10 E14$ W14 N13 W28 S27 FGR= S20E21 N20 W21$ E21 S10 FOP= S10 E6 N10 W6$ E15 S3 E6 N3 E23 N24$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	16	34	544.00	UT	3.00	3.00	100	0	0	3	100	1,632	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,732

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

REVIEW DATE 10/30/2017 BY BC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS