LOT 17 SHADOW WOOD S/D UNIT 2.
756-1532, 784-1006, 794-1718, 80

DOWNER RICHARD HOWELL/WINTERS NANCY LYNN
3900 HEIRLOOM ROSE PL
OVIEDO, FL 32766

2026

27-6S-17-09784-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

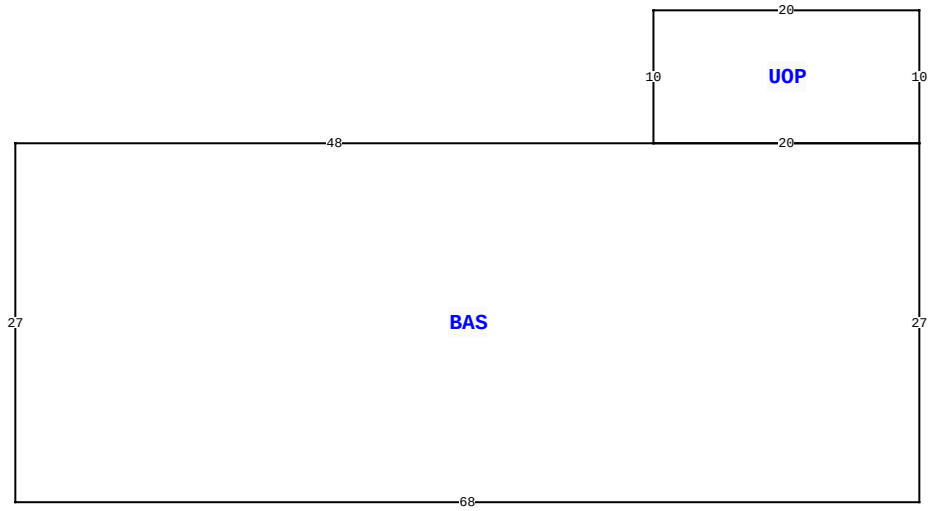
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,836	100		1,836	51,070
UOP	200	25		50	1,391
TOTALS	2,036			1,886	52,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,886	115.9000	69.54	131,152	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1836 HX Base Yr



124 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		52,461
TOTAL MARKET OB/XF VALUE		17,900
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		120,461
SOH/AGL Deduction		33,971
ASSESSED VALUE		86,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,768
TOTAL JUST VALUE		120,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13074	M H	125	09/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1708	8/04/2022	LE	U	I	14	100
GRANTOR: DOWNER RICHARD A (ENH						
GRANTEE: DOWNER RICHARD HOWE						
0803/1523	8/22/1994	WD	U	I	12	21,000
GRANTOR: LENVIL H DICKS						
GRANTEE: RICHARD A & DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E68 N27 UOP= N10 W20 S10 E20$ W20$.

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	1997	1997	3	100	1,200	
2	0031	BARN,MT AE	0	100	36	48	1.00	UT	0.00	0.00	100	1997	1997	3	100	8,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 17,900

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 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