LOT 18 SHADOW WOOD S/D UNIT 2.
756-1532, 763-450, 774-972, QC 1

BALIS DONALD S
723 SE SHADOW WOOD DRIVE
LAKE CITY, FL 32024

2026

27-6S-17-09784-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

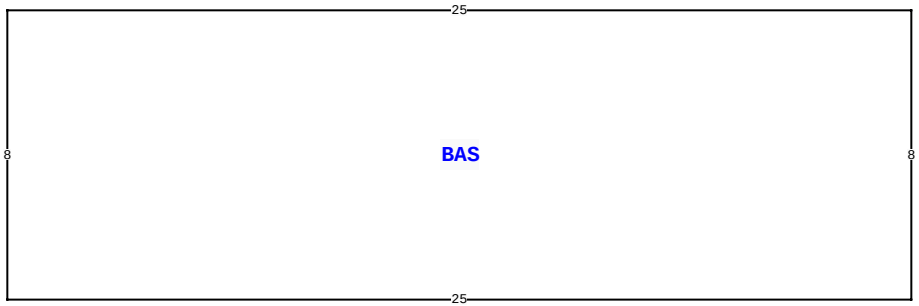
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 27617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	3,499
TOTALS	200			200	3,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	200	72.9000	43.74	8,748	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 200 HX Base Yr 1995



723 SE SHADOW WOOD DR, 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		3,499
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		54,779
SOH/AGL Deduction		24,612
ASSESSED VALUE		30,167
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,167
TOTAL JUST VALUE		54,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,779

SALE:2:1: SALE TOO LOW (LOT OK)
SALE:1:1: BUILDING HOUSE
BLDG:1:1: YELL TRAVEL TRAILER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7232	SFR	39,000	06/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1241/1651	8/27/2012	QC	U	V	11	100
GRANTOR: LINDA R BALIS & DONAL						
GRANTEE: DONALD BALIS						
0774/0972	5/06/1993	WD	U	V	12	23,000
GRANTOR: DUNCAN HUNTER						
GRANTEE: DONALD BALIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S8 E25 N8$.

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	0040	BARN,POLE	0	100	18	24	432.00	UT	2.50	2.50	100	1999	1999	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	0102	C	SFR/MH	100		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 10/31/2017 BY BC Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 11/19/2025 BY SYS