

LOT 32 SHADOW WOOD S/D UNIT 2.
756-1532, 804-714, DC 1357-2102,

FLETCHER DARVIN E
495 SE STARDUST PLACE
LAKE CITY, FL 32024

2026

27-6S-17-09784-132



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	773	100		773	87,224
FOP	91	30		27	3,047
FOP	144	30		43	4,852
FUS	200	100		200	22,568
UCP	400	20		80	9,027
UDU	400	55		220	24,824

TOTALS	2,008			1,343	151,542
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0258	PATIO	0 100	10	16	160.00	UT 2.50		2.50
2	0060	CARPORT F	0 100	18	30	1.00	UT 0.00		0.00
3	0081	DECKING WI	0 100	0	0	1.00	UT 0.00		0.00
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT 0.00		0.00
5	0294	SHED WOOD/	0 100	0	0	1.00	UT 0.00		0.00
6	0296	SHED METAL	0 100	0	0	1.00	UT 0.00		0.00
7	0070	CARPORT UF	0 100	0	0	1.00	UT 0.00		0.00
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT 0.00		0.00
9	0060	CARPORT F	0 100	0	0	1.00	UT 0.00		0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	5.30

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,343	141.3984	158.37	212,691	2002	2002	0	0	28.75	71.25	
1 SINGLE FAM 100% - 2019 Heated Area: 973 HX Base Yr 2019												
495 SE STARDUST PL, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/14/2024 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		151,542	
TOTAL MARKET OB/XF VALUE		4,790	
TOTAL LAND VALUE - MARKET		37,100	
TOTAL MARKET VALUE		193,432	
SOH/AGL Deduction		50,490	
ASSESSED VALUE		142,942	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		92,220	
TOTAL JUST VALUE		193,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,091	

SALE:1:1: LOT 32 SHADOW WOOD UNIT II
LAND:1:1: 5.30 AC. (1/2 LOT LOW & WET).

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15753	SFR	175	07/08/1999
8078	RECONNECT	50	02/17/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1365/0880	7/23/2018	WD	Q	I	01	155,000	
GRANTOR: SHAWN NELSON & DAWN M							
GRANTEE: DARVIN E FLETCHER							
1357/2103	3/19/2018	LE	U	I	14	100	
GRANTOR: CLYDE A NELSON (LE)							
GRANTEE: SHAWN NELSON & DAWN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W15 S36 E10 FOP= E18 N8 W18 S8\$ N8 E18 N21 FOP= N7 W13 S7 E13\$ W13 N7\$ PTR= E40 UCP= E20 N20 UDU= N20 W20 S20 E20\$ W20 S20\$ W40\$ PTR= N30 FUS= N20 W10 S20 E10\$ S30\$.									

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	5.30