

LOT 35 SHADOW WOOD S/D UNIT 2.
756-1532, 801-572, 832-2349, 833

KEEN GLENN L/KEEN TSCHARNA N
167 SE COMET CT
LAKE CITY, FL 32024

2026

27-6S-17-09784-135



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	02	02 100
Kitchen Adjus	01	01 100

Quality	04	04
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	1,296	100		1,296	30,824
TOTALS	1,296			1,296	30,824

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	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	0040	BARN,POLE	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	0200	C	MBL HM	100		00	0.00	0.00	6.06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,296	99.0945	59.46	77,060	1999	1999		0	0	60.00	40.00	
1 MOBILE HME 100% - 2015 Heated Area: 1296 HX Base Yr 2015													
27 48 27 48													
BAS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/14/2024 MLU													
167 SE COMET CT, LAKE CITY													

TOTAL OB/XF													
11,800													

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11,800													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1 3													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 30,824													
TOTAL MARKET OB/XF VALUE 11,800													
TOTAL LAND VALUE - MARKET 60,600													
TOTAL MARKET VALUE 103,224													
SOH/AGL Deduction 25,252													
ASSESSED VALUE 77,972													
TOTAL EXEMPTION VALUE HX HB 50,722													
BASE TAXABLE VALUE 27,250													
TOTAL JUST VALUE 103,224													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 103,224													

SALE:3:1: WD REPLACING AGREEMENT
SALE:2:1: DIANE GIVING UP HER INTEREST TO LANIER
SALE:1:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14400	M H	125	08/13/1998
11351	M H	125	06/01/1996
9129	M H	125	12/02/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1283/1371	10/09/2014	AG	U	I	40	65,000	
GRANTOR: KEVIN & DIANE HARPER							
GRANTEE: GLENN L & TSCHARNA							
1106/0180	12/22/2006	WD	Q	I	06	18,000	
GRANTOR: CECIL & ALLIE JANE HA							
GRANTEE: KEVIN & DIANE HARPE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S27 E48 N27\$.									