

LOT 37 SHADOW WOOD S/D UNIT 2.
756-1532, 806-1617,

SINGLETON VERNON D/SINGLETON VERNON D
172 SE COMET CT
LAKE CITY, FL 32024

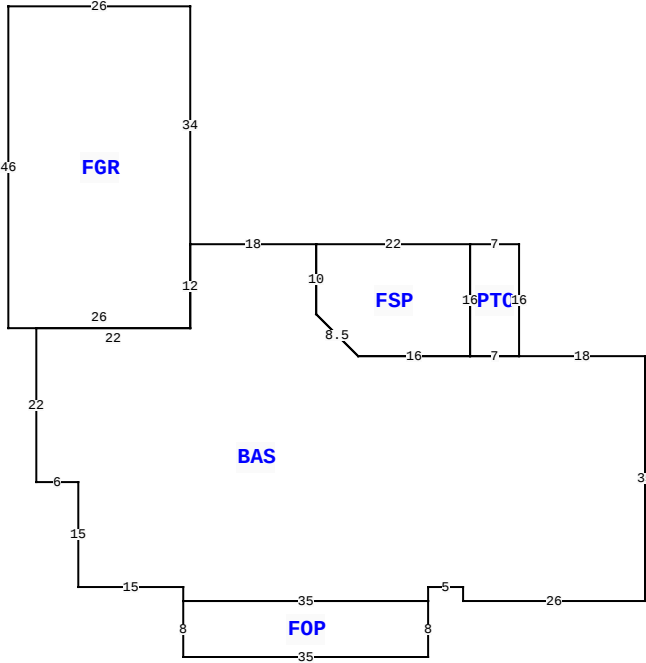
2026

27-6S-17-09784-137



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,179	122.9184	137.67	575,323	2001	2001	0	0	24.00	76.00	
1 SINGLE FAM			100% - 2002	Heated Area: 3297				HX Base Yr 2002				



NEIGHBORHOOD/LOC 27617.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,297	100		3,297	344,962
FGR	1,196	55		658	68,846
FOP	280	30		84	8,789
FSP	334	40		134	14,020
PTO	112	5		6	628
TOTALS	5,219			4,179	437,245

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0166	CONC,PAVMT	0 100	0	0	1,071.00	UT	1.50	1.50

172 SE COMET CT, LAKE CITY				XF DATE						LAND DATE		05/14/2024	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200				
1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000				
1,071.00	UT	1.50	1.50	100	2001	2001	3	100	1,607				

LAND DESCRIPTION										TOTAL OB/XF										4,807					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE					437,245
TOTAL MARKET OB/XF VALUE					4,807
TOTAL LAND VALUE - MARKET					50,100
TOTAL MARKET VALUE					492,152
SOH/AGL Deduction					153,482
ASSESSED VALUE					338,670
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					287,948
TOTAL JUST VALUE					492,152
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					497,906

SALE:1:1: LOT 37 SHADOW WOOD UNIT II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053365	Roof Replacement	21,000	06/12/2025
17550	SFR	585	10/17/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0806/1617	10/05/1992	WD	Q	V		17,500	

GRANTOR: LENVIL H DICKS
GRANTEE: VERNON D & MITZI G

BUILDING DIMENSIONS									
BAS= W18 PT0= N16 W7 S16 E7\$ W7 FSP= N16 W22 S10 D6 R6 E16\$ W16 L6 U6 N10 W18 FGR= N34 W26 S46 E26 N12\$ S12 W22 S22 E6 S15 E15 S2 FOP= S8 E35 N8 W35\$ E35 N2 E5 S2 E26 N35\$.									

BUILDING NOTES									