

LOT 44 SHADOW WOOD S/D UNIT 2.

756-1532, 806-1682, 813-827, WD

DUNAWAY WESLEY G II
103 SE STARDUST PL
LAKE CITY, FL 32024

2026

27-6S-17-09784-144



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
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	01	01
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	27617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	14,451
TOTALS	924			924	14,451

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
2	0040	BARN, POLE	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	0169	FENCE/WOOD	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	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	5.18	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	65.1750	39.10	36,128	1985	1985	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2007 Heated Area: 924 HX Base Yr 2007											
14 BAS 66											
103 SE STARDUST PL, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/14/2024 MLU											

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					14,451				
TOTAL MARKET OB/XF VALUE					8,900				
TOTAL LAND VALUE - MARKET					51,800				
TOTAL MARKET VALUE					75,151				
SOH/AGL Deduction					29,798				
ASSESSED VALUE					45,353				
TOTAL EXEMPTION VALUE					HX HB		25,000		
BASE TAXABLE VALUE					20,353				
TOTAL JUST VALUE					75,151				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,151				
SALE:2:1: LOT 44 SHADOW WOOD UNIT 2									
SALE:1:1: IN LIEU OF FORECLOSURE									