LOT 48 SHADOW WOOD S/D UNIT 2.

756-1532, 803-2184,

COMBS JOSEPH D/COMBS KELLY M
986 SE SHADOW WOOD DR
LAKE CITY, FL 32024

2026

27-6S-17-09784-148

COLUMBIA COUNTY PROPERTY

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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

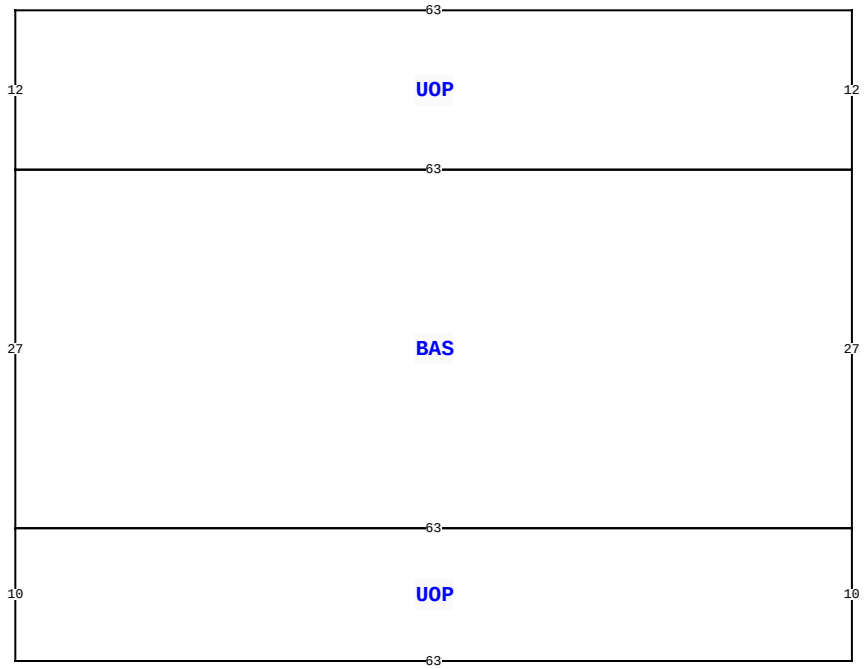
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	47,315
UOP	630	25		158	4,395
UOP	756	25		189	5,257
TOTALS	3,087			2,048	56,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,048	115.9000	69.54	142,418	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1996 Heated Area: 1701 HX Base Yr 1996



BLD DATE	03/04/1998	MO	LGL DATE
XF DATE			LAND DATE 05/14/2024 MLU
INC DATE			AG DATE

986 SE SHADOW WOOD DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,967
TOTAL MARKET OB/XF VALUE		20,252
TOTAL LAND VALUE - MARKET		52,600
TOTAL MARKET VALUE		129,819
SOH/AGL Deduction		32,619
ASSESSED VALUE		97,200
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,478
TOTAL JUST VALUE		129,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,819

SALE:1:1: LOT 48 SHADOW WOOD UNIT II

PRMT:1:1: 14X70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13479	M H	125	01/08/1998
7572	M H	25	09/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/2184	10/09/1992	WD	Q	V		16,500

GRANTOR: LENVIL H DICKS

GRANTEE: JOSEPH D & KELLY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S27 UOP= S10 E63 N10 W63$ E63 N27 UOP= N12 W63 S12 E63$.

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	0166	CONC,PAVMT	0	100	18	24	432.00	UT	1.50	1.50	100	1995	1995	3	100	648	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
8	0041	BARN,MACH	0	0	32	46	1,472.00	UT	7.00	7.00	100	2013	2013	3	100	10,304	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF 17,552

LAND DESCRIPTION

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	0200	C	MBL HM	100		00	0.00	0.00	5.26	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,600							

REVIEW DATE 11/01/2017 BY BC Total Acres: 5.26 Total Land Value: 52,600 Market: 0 Agricultural: 0 Common: 52,600 PRINTED 11/07/2025 BY SYS

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GRANTOR: LENVIL H DICKS
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BUILDING NOTES

BUILDING DIMENSIONS

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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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
12	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

TOTAL OB/XF 2,700

LAND DESCRIPTION

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

REVIEW DATE 11/01/2017 BY BC Total Acres: 5.26 Total Land Value: 52,600 Market: 0 Agricultural: 0 Common: 52,600 PRINTED 11/07/2025 BY SYS