

LOT 54 SHADOW WOOD SD UNIT 2.  
756-1532, 806-1620, 817-2250, WD

LENGACHER GERALD D/LENGACHER MELISSA M  
376 SE MEMORY LN  
LAKE CITY, FL 32024

2025

27-6S-17-09784-154



| BUILDING CHARACTERISTICS |                 |                |
|--------------------------|-----------------|----------------|
| ELEMENT                  | CD              | CONSTRUCTION   |
| Exterior Wall            | 31              | VINYL SID 100  |
| Exterior Wall            | 00              | N/A 0          |
| Roof Structur            | 03              | GABLE/HIP 100  |
| Roof Cover               | 03              | COMP SHNGL 100 |
| Interior Wall            | 05              | DRYWALL 100    |
| Interior Floo            | 12              | HARDWOOD 50    |
| Interior Floo            | 14              | CARPET 50      |
| Air Condition            | 03              | CENTRAL 100    |
| Heating Type             | 04              | AIR DUCTED 100 |
| Bedrooms                 |                 | 3 100          |
| Bathrooms                |                 | 2 100          |
| Frame                    | 01              | NONE 100       |
| Stories                  | 1.              | 1. 100         |
| Units                    |                 | 0 100          |
| Condition Adj            | 03              | 03 100         |
| Kitchen Adjus            | 01              | 01 100         |
| Quality                  | 05              | 05             |
| DOR CODE                 | 0200MOBILE 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       | 1,920            | 100         |      | 1,920        | 216,983              |
| TOTALS    | 1,920            |             |      | 1,920        | 216,983              |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0040       | BARN,POLE   | 0 100   | 36 | 36 | 1,296.00 | UT | 10.00    | 10.00          | 100       | 2022    |
| 2              | 0040       | BARN,POLE   | 0 100   | 40 | 30 | 1,200.00 | UT | 8.00     | 8.00           | 100       | 2022    |
| 3              | 9945       | Well/Sept   | 0 100   | 0  | 0  | 1.00     | UT | 7,000.00 | 7,000.00       | 100       |         |
| 4              | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2022    |
| 5              | 9946       | Well        | 0 100   | 0  | 0  | 1.00     | UT | 4,000.00 | 4,000.00       | 100       |         |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0200     | C   | MBL HM               | 100 |     |          |       |       | 5.01        | AC        |     |

MARKET ADJUSTMENTS

1 MANUF 3 - 100% - 2022

Heated Area: 1920

HX Base Yr 2022

64

30

BAS

64

30

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

|                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 376 SE MEMORY LN, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |
| 05/14/2024 MLU              |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 34,760      |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| 3                         |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 216,983   |  |
| TOTAL MARKET OB/XF VALUE  |  | 34,760    |  |
| TOTAL LAND VALUE - MARKET |  | 50,100    |  |
| TOTAL MARKET VALUE        |  | 301,843   |  |
| SOH/AGL Deduction         |  | 149,312   |  |
| ASSESSED VALUE            |  | 152,531   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 101,809   |  |
| TOTAL JUST VALUE          |  | 301,843   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 289,202   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 000042226  | Mobile Home |     | 06/29/2021 |

| SALES DATA        |           |           |       |       |        |
|-------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 1428/1014         | 1/19/2021 | WD Q      | Q     | V     | 01     |
| 58,000            |           |           |       |       |        |

GRANTOR: PADGETT CATHERINE L  
GRANTEE: LENGACHER GERALD D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,13] E64 S30 W64 N30 \$