LOT 58 SHADOW WOOD S/D UNIT 2.
ORB 756-1532, 806-1868, CT 920-2

BANNER CODY C/BANNER HOLLY M
530 SE SHADOW WOOD DR
LAKE CITY, FL 32024

**2026**

**27-6S-17-09784-158**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 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 | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

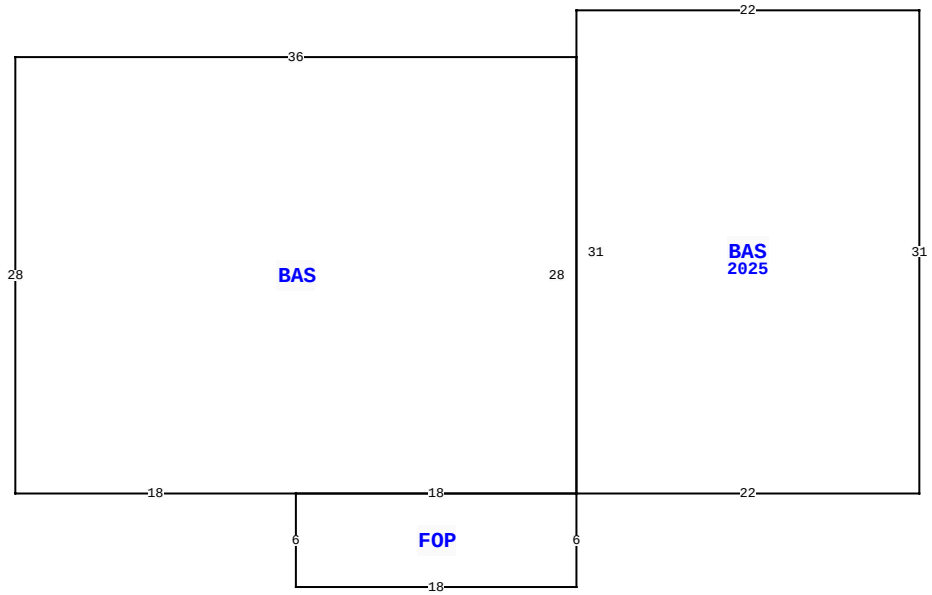
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 27617.010 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | | 1,008 | 106,965 |
| BAS | 682 | 100 | 2025 | 682 | 72,372 |
| FOP | 108 | 30 | | 32 | 3,396 |
| TOTALS | 1,798 | | | 1,722 | 182,732 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,722 | 115.5420 | 129.41 | 222,844 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

2 SINGLE FAM 100% - 2008 Heated Area: 1690 HX Base Yr 2008




530 SE SHADOW WOOD DR, LAKE CITY

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/14/1998 | MO | LGL DATE | |
| XF DATE | 07/14/1998 | MO | LAND DATE | 05/14/2024 MLU |
| INC DATE | | | AG DATE | |

## EXTRA FEATURES

| L N | 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 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 182,732 |
| TOTAL MARKET OB/XF VALUE | | 600 |
| TOTAL LAND VALUE - MARKET | | 50,600 |
| TOTAL MARKET VALUE | | 233,932 |
| SOH/AGL Deduction | | 55,668 |
| ASSESSED VALUE | | 178,264 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 127,542 |
| TOTAL JUST VALUE | | 233,932 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 236,161 |

SALE:1:1: RECORDING OLD SALE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047111 | Additions | 130,000 | 05/02/2023 |
| 24594 | SFR | 341 | 06/05/2006 |
| 14197 | M H | 125 | 06/25/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1059/1863 | 9/22/2005 | WD | Q | V | | 77,000 |
| GRANTOR: CLARKE | | | | | | |
| GRANTEE: BANNER | | | | | | |
| 0943/2429 | 1/04/2002 | WD | P | V | 99 | 27,500 |
| GRANTOR: SUBRANDY LTD PARTNERS | | | | | | |
| GRANTEE: JOHN L & TAMMY L CL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S28 E18 E18 N28 $
FOP=[ORIG=-18,28] S6 E18 N6 W18 $
BAS=[YR=2025;ORIG=0,-3] E22 S31 W22 N31 $
.

## LAND DESCRIPTION

TOTAL OB/XF 600

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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 | 5.06 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,600 | | | | | | | |

REVIEW DATE 10/02/2024 BY HC Total Acres: 5.06 Total Land Value: 50,600 Market: 0 Agricultural: 0 Common: 50,600 PRINTED 11/07/2025 BY SYS