COMM NW COR OF SEC, RUN SOUTH 5
TO THE SW COR OF KAL-WAY S/D, E
KAL-WAY S/D, 685.65 TO POB, CONT

SHOOK CLAYTON J/SHOOK DIANE G
270 SW LARRYANNS GLN
LAKE CITY, FL 32024

2026

32-3S-16-02422-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

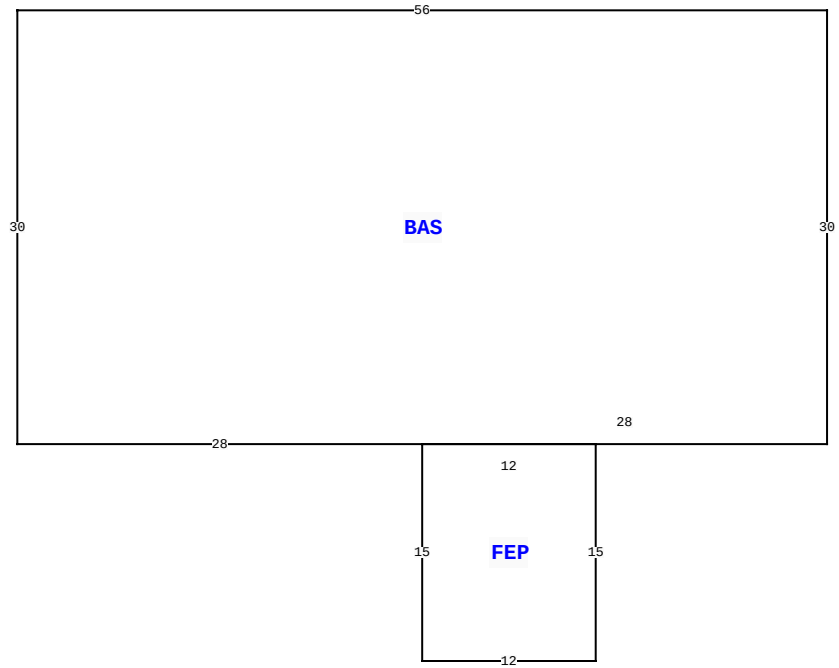
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 32316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	139,077
FEP	180	85		153	12,666
TOTALS	1,860			1,833	151,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,833	113.9000	104.79	192,080	2015	2015	0	0	0	21.00	79.00

1 MODULAR 1 100% - 2020 Heated Area: 1680 HX Base Yr 2020



270 SW LARRYANNS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,743
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		49,940
TOTAL MARKET VALUE		217,183
SOH/AGL Deduction		98,025
ASSESSED VALUE		119,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,436
TOTAL JUST VALUE		217,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31847	SFR	425	03/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/2581	11/26/2019	WD	Q	I	01	155,000
GRANTOR: JOHN K & MARIE SLATER						
GRANTEE: CLAYTON K & DIANE K						
1271/0036	2/13/2014	WD	U	V	12	12,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: JOHN K SLATER (MARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E28 FEP= S15 E12 N15 W12$ E28 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0080	DECKING	0	100	12	24	288.00	UT	5.00	5.00	100	2014	2014	3	100	1,440	
3	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	9.00	100	2014	2014	3	100	2,160	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	0252	LEAN-TO W/	0	100	12	40	1.00	UT	720.00	720.00	100	2023	2022		100	720	
7	0252	LEAN-TO W/	0	100	14	40	1.00	UT	840.00	840.00	100	2023	2022		100	840	
8	0040	BARN,POLE	0	100	28	40	1.00	UT	7,840.00	7,840.00	100	2023	2022		100	7,840	

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	0201	C	MOD HOME	100			0.00	0.00	4.54	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,940							

REVIEW DATE 06/23/2023 BY KS Total Acres: 4.54 Total Land Value: 49,940 Market: 0 Agricultural: 0 Common: 49,940 PRINTED 10/03/2025 BY SYS