LOT 1 SHADY ACRES S/D.
1017-191, 1017-192, LE 1074-2677

JOHNS EUGENE JR
9318 6TH AVE
ORLANDO, FL 32824

2026

27-4S-16-03216-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

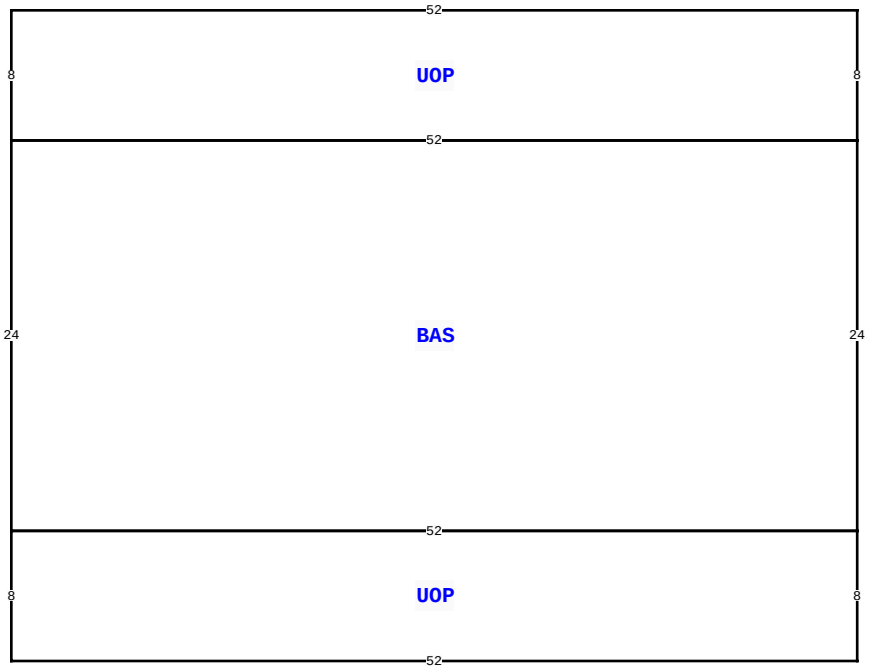
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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 01
NEIGHBORHOOD/LOC	27416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,014
UOP	416	25		104	2,918
UOP	416	25		104	2,918
TOTALS	2,080			1,456	40,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.9000	70.14	102,124	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1248 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

126 SW PRECISION LOOP, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,850
TOTAL MARKET OB/XF VALUE	8,508
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	72,358
SOH/AGL Deduction	0
ASSESSED VALUE	72,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,358
TOTAL JUST VALUE	72,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,358

LAND:1:1: 1.00 AC.
XFOB:1:1: PINE MANOR M H
BLDG:1:1: PINEMANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1132/1797	10/03/2007	LE	U	I	14	100
GRANTOR: JOHNS ESSIE L (ENH LE						
GRANTEE: JOHNS EUGENE JR (RM						
0543/0184	3/01/1984	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W52 S8 E52$ BAS= W52S24 UOP= S8 E52 N8 W52$ E52 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0	0	12	14	168.00	UT	7.50	7.50	60	1993	1993	3	60	756	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	12	14	168.00	UT	3.00	3.00	60	1993	1993	3	60	302	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,508

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	0102	C	SFR/MH	0		A-1	180.00	242.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/16/2019 BY KR Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 06/08/2026 BY SYS