COMM SW COR OF NE1/4 OF SW1/4,
RUN N 485 FT, E 280.15 FT FOR
POB, N 80 FT, E 190.25 FT, S

MUNRO LAMAR THOMAS/MUNRO EDNA MAE
180 SE SHALIMAR CT
LAKE CITY, FL 32025

**2026**

**27-4S-17-08776-001**

## BUILDING CHARACTERISTICS

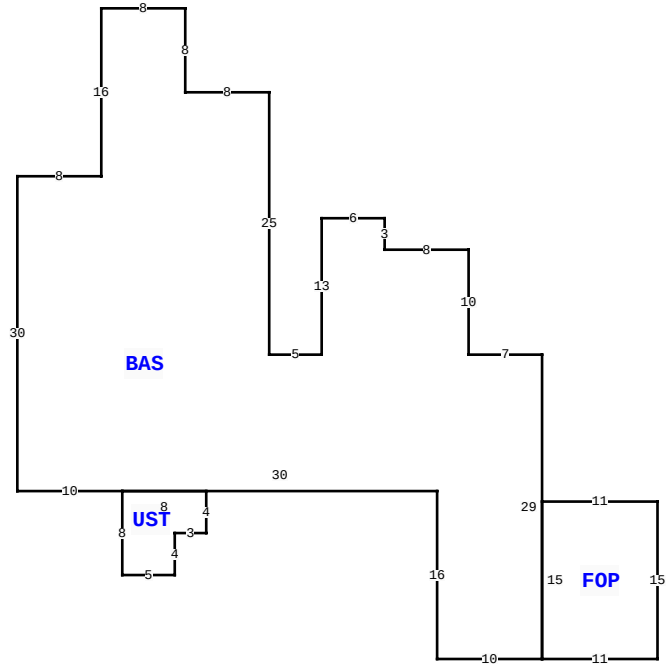
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 27417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,568 | 100 | | 1,568 | 30,400 |
| FOP | 165 | 35 | | 58 | 1,124 |
| UST | 52 | 45 | | 23 | 446 |
| TOTALS | 1,785 | | | 1,649 | 31,971 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,649 | 80.7840 | 48.47 | 79,927 | 1984 | 1984 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2024 Heated Area: 1568 HX Base Yr




180 SE SHALIMAR CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0080 | DECKING | 0 | 0 | 12 | 15 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 350 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 10 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 225 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 35 | 16 | 1.00 | UT | 2,000.00 | 2,000.00 | 50 | 1993 | 1993 | 3 | 50 | 1,000 | |
| 6 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 7 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 700.00 | 700.00 | 50 | 2012 | 2012 | 3 | 50 | 350 | |
| 8 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 9 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |
| 10 | 0297 | SHED CONCR | 0 | 0 | 30 | 40 | 1,200.00 | UT | 13.00 | 13.00 | 25 | 2017 | 2017 | 3 | 25 | 3,900 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,025

| 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 | 0.00 | 0.00 | 0.35 | AC | | 1.00 | 1.00 | 1.65 | 18,000.00 | 29,700.00 | 10,395 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 0.86 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 15,480 | | | | | | | |

REVIEW DATE 03/14/2024 BY JB Total Acres: 1.21 Total Land Value: 25,875 Market: 0 Agricultural: 0 Common: 25,875 PRINTED 06/23/2026 BY SYS

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 31,971 |
| TOTAL MARKET OB/XF VALUE | 18,025 |
| TOTAL LAND VALUE - MARKET | 25,875 |
| TOTAL MARKET VALUE | 75,871 |
| SOH/AGL Deduction | 420 |
| ASSESSED VALUE | 75,451 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 75,451 |
| TOTAL JUST VALUE | 75,871 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 70,121 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0613/0617 | 1/01/1987 | WD | Q | V | | 2,300 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 S16 W8 S30 E10 UST= S8 E5 N4 E3 N4 W8$ E30 S16 E10
FOP= E11 N15 W11 S15$ N29W7 N10 W8 N3 W6 S13 W5 N25 W8 N8$.