LOT 1 SHADOW WOOD UNIT 1 & PART
DESC AS: BEG AT NW COR OF LOT 61
275.73 FT TO CURVE, RUN SE'LY AL

ODATO JAMES M/ODATO DAWN R
102 SE MOONLIGHT DR
LAKE CITY, FL 32024

2026

27-6S-17-09784-051

BUILDING CHARACTERISTICS

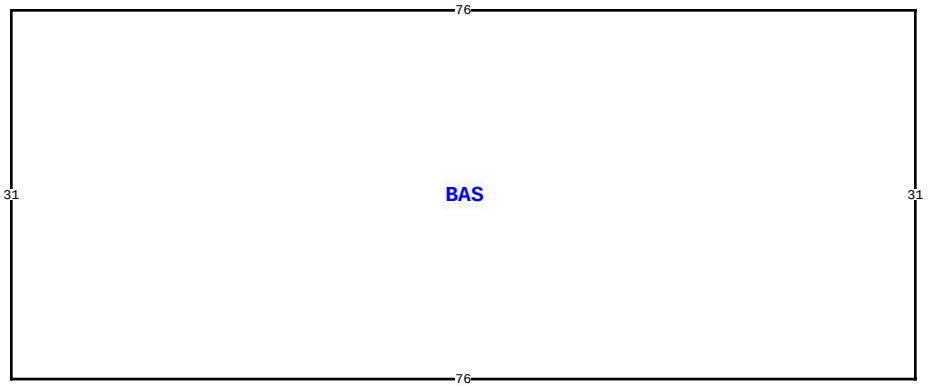
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	27617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
TOTALS	2,356			2,356	64,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	113.9000	68.34	161,009	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2356 HX Base Yr



102 SE MOONLIGHT DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,404
TOTAL MARKET OB/XF VALUE		43,400
TOTAL LAND VALUE - MARKET		24,480
TOTAL MARKET VALUE		132,284
SOH/AGL Deduction		35,669
ASSESSED VALUE		96,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,204
TOTAL JUST VALUE		132,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,844

SALE:2:1: INCLUDES 22-6S-17-09720-000
XFOB:1:1: FLEETWOOD MH
SALE:1:1: 2.35 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048103	Storage Building	44,000	09/13/2023
30622	M H	630	11/27/2012
12326	M H	125	03/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1477/2798	10/05/2022	WD	U	I	11	100
GRANTOR: ODATO JAMES M						
GRANTEE: ODATO JAMES M						
0786/1947	12/15/1993	WD	Q	V		11,000
GRANTOR: BRADLEY DICKS						
GRANTEE: JAMES M ODATO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	1997	1997	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	50	2004	2004	3	50	400	
3	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	75	2004	2004	3	75	900	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0030	BARN,MT	0	100	0	0	1.00	UT	29,700.00	29,700.00	100	2024	2023		100	29,700	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 43,400

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	0200	C	MBL HM	100		00	0.00	0.00	1.36	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,480							

REVIEW DATE 06/05/2025 BY RP Total Acres: 1.36 Total Land Value: 24,480 Market: 0 Agricultural: 0 Common: 24,480 PRINTED 06/08/2026 BY SYS