

LOT 3 SHADOW WOOD UNIT 1 & PART
DESC AS: BEG NE COR LOT 3, RUN E
172.09 FT, W 406.62 FT TO SE COR

REYNOLDS CATHY Y
190 SE SHADOWWOOD DR
LAKE CITY, FL 32024

2026

27-6S-17-09784-053



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
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	02
NEIGHBORHOOD/LOC	27617.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
PTO	216	5	
TOTALS	1,512		
TOTALS		1,307	77,032

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,307	114.0000	107.16	140,058	1997	1997	0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr													
BLD DATE												LGL DATE	05/06/2026
XF DATE												LAND DATE	
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				77,032	
TOTAL MARKET OB/XF VALUE				7,600	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				124,632	
SOH/AGL Deduction				24,957	
ASSESSED VALUE				99,675	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				99,675	
TOTAL JUST VALUE				124,632	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				119,632	
SALE:2:1: LOT 3 & PT OF LOT 61 SHADOW WOOD UNIT II					
SALE:1:1: LOW SELL!					
XFOB:1:1: SKYLINE MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
11635	M H	125	09/10/1996		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1278/0447	7/24/2014	QC	U	I	11	100	
GRANTOR: BETTY ROZIN							
GRANTEE: CATHY Y REYNOLDS							
0979/1510	3/28/2003	WD	Q	I		64,500	
GRANTOR: JULIA H TORTORICE							
GRANTEE: BETTY ROZIN & CATHY							

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,600	
190 SE SHADOW WOOD DR, LAKE CITY															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W48 S27 E48 PTO= E8 N27 W8 S27\$ N27\$.													

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000								