

LOTS 5 & 6 SHADOW WOOD UNIT 1 &  
 NW COR LOT 60 OF UNIT 2, RUN E 4  
 W R/W SHADOW WOOD DR, ALSO BEING

SOTO SETH  
 17911 S US HIGHWAY 41  
 LAKE CITY, FL 32024

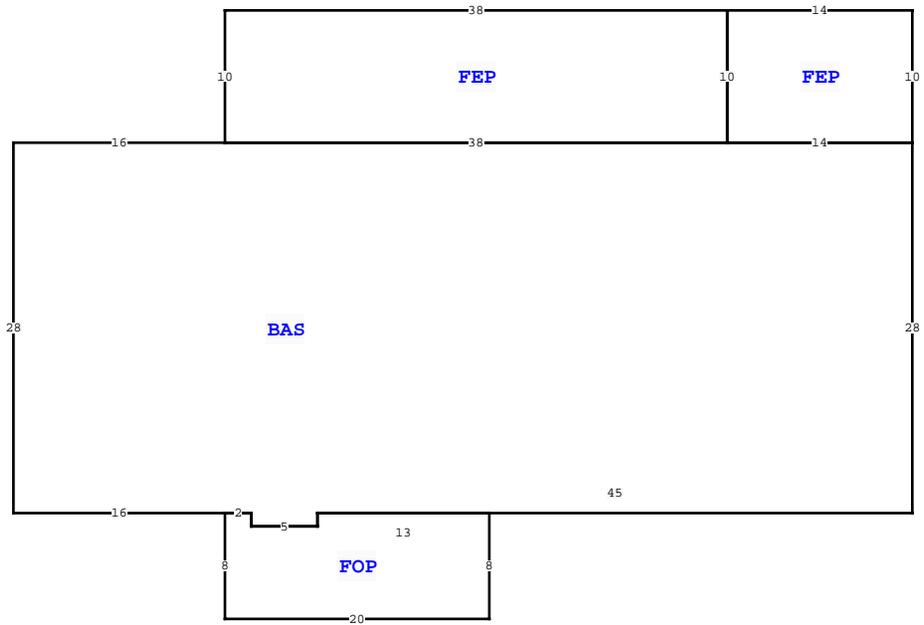
2026

27-6S-17-09784-055



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,909	100	
FEP	140	80	
FEP	380	80	
FOP	155	30	
TOTALS	2,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		Heated Area: 1909					HX Base Yr	2021



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			210,182
TOTAL MARKET OB/XF VALUE			19,584
TOTAL LAND VALUE - MARKET			73,580
TOTAL MARKET VALUE			303,346
SOH/AGL Deduction			89,338
ASSESSED VALUE			214,008
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			162,597
TOTAL JUST VALUE			303,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,366
XFOB:5:1:	BRIGADIER MH		
BLDG:2:1:	ID#GB15191044A		
SALE:1:1:	5.66 ACRES		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
6526	SFR	48,000	10/27/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/0734	5/26/2020	WD Q	Q	I	01	215,000
GRANTOR: RODRIGO & SUSAN CURBE						
GRANTEE: SETH SOTO						
1290/2005	3/06/2015	WD Q	Q	I	01	179,900
GRANTOR: ROBERT & BARBARA ARNO						
GRANTEE: RODRIGO & SUSAN CUR						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	100	20	24	480.00	UT	2.00	100	0	0	3	100	960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	20	24	480.00	UT	18.00	100	0	0	3	100	8,640	
5	0166	CONC, PAVMT	0	100	12	16	192.00	UT	2.00	100	0	0	3	100	384	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	600	
TOTALS															19,584	

LAND DESCRIPTION																								
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	0100	C	SFR	100		00	0.00	0.00	5.66	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,580							