(PART OF LOT 61 OF SHADOW WOOD U
BEING MORE PART DESC AS: BEG AT
& RUN E 84.15 TO POB, E 191.58 F

MATTHEWS KIERSTEN C/MATTHEWS BRANDON
110 SHADOW WOOD DR
LAKE CITY, FL 32024

2027

27-6S-17-09784-056

BUILDING CHARACTERISTICS

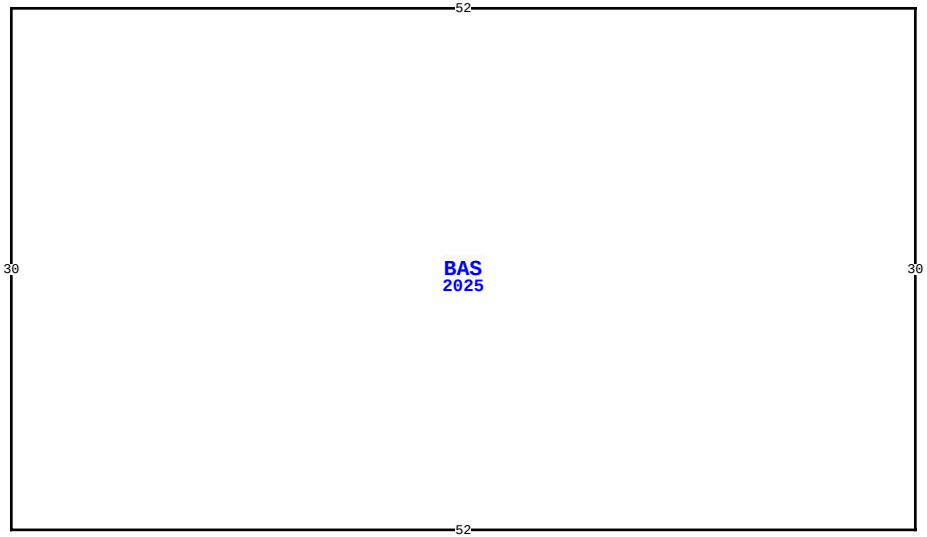
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,560	100	2025	1,560	92,814
TOTALS	1,560			1,560	92,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,560	100.5000	80.40	125,424	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 0% - 2025 Heated Area: 1560 HX Base Yr



110 SE SHADOW WOOD DR, 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	15.00	15.00	50	2025	2024		50	900	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,814
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	18,360
TOTAL MARKET VALUE	116,574
SOH/AGL Deduction	0
ASSESSED VALUE	116,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,574
TOTAL JUST VALUE	116,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2676	10/16/2026	QC	U	I	11	100
GRANTOR: ODATO DAWN R						
GRANTEE: MATTHEWS KIERSTEN C						
1521/1148	6/28/2024	WD	U	V	11	100
GRANTOR: ODATO JAMES M						
GRANTEE: ODATO DAWN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=19,10] E52 S30 W52 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	0		00	0.00	0.00	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360							

REVIEW DATE 06/05/2025 BY JB Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 11/17/2026 BY SYS