

LOT 7 SHADOW WOOD S/D UNIT 1 & P
& 60 UNIT 2 MORE DESC AS FOLLOWS
7 UNIT 1, RUN E 508.87 FT TO W R

KATZ HOWARD/KATZ MELISSA
334 SE SHADOW WOOD DR
LAKE CITY, FL 32024

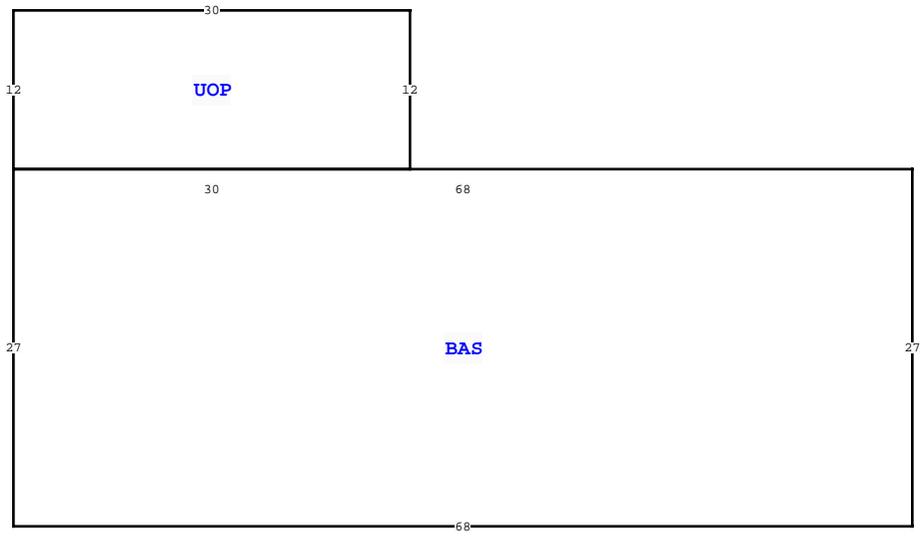
2026

27-6S-17-09784-057



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	90
Interior Floo	12	HARDWOOD	10
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	06	06	
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	1,836	100	
UOP	360	25	
TOTALS	2,196		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2020	Heated Area: 1836		HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			137,296
TOTAL MARKET OB/XF VALUE			8,530
TOTAL LAND VALUE - MARKET			39,125
TOTAL MARKET VALUE			184,951
SOH/AGL Deduction			105,964
ASSESSED VALUE			78,987
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			27,576
TOTAL JUST VALUE			184,951
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,266
PRCL:0:13: 2-17-17 TRIM RET UNABLE TO FRWD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20722	M H	125	05/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1432	10/10/2019	WD	Q	I	01	124,000
GRANTOR: TERI KNEPPAR						
GRANTEE: HOWARD & MELISSA KA						
1385/1938	5/17/2019	WD	Q	I	01	89,000
GRANTOR: LENNARD W & SONDRAS						
GRANTEE: TERI KNEPPAR						

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	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	100	2004	2004	3	100	1,080	
2	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	50	2004	2004	3	50	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF											
8,530											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W68 UOP= N12 E30 S12 W30\$ S27 E68 N27\$.											

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	0200	C	MBL HM	100		00	0.00	0.00	3.13	AC		1.00	1.00	1.00	12,500.00	12,500.00	39,125							