ALL OF LOT 8 SHADOW WOOD S/D UNI
LOTS 59 & 60 SHADOW WOOD S/D UNI
BEG AT SE COR OF LOT 8, UNIT I,

PASQUOT ERNEST/PASQUOT NADINE
18011 US HIGHWAY 441 S
LAKE CITY, FL 32025

2027

27-6S-17-09784-058

BUILDING CHARACTERISTICS

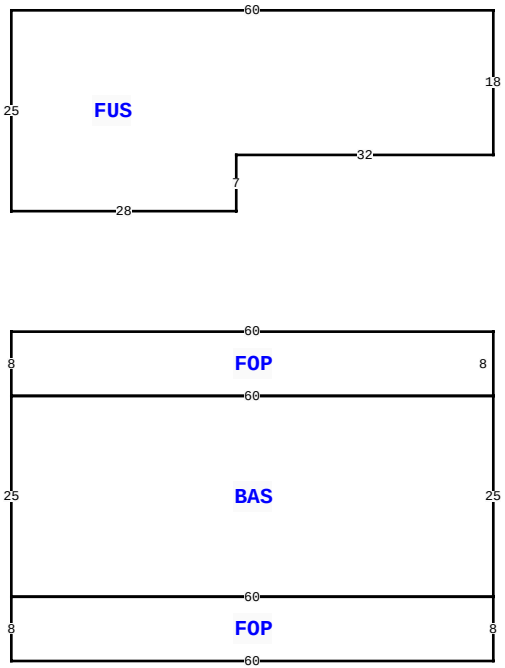
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	148,961
FOP	480	30		144	14,300
FOP	480	30		144	14,300
FUS	1,276	100		1,276	126,716
TOTALS	3,736			3,064	304,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,064	132.7672	146.04	447,467	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2017 Heated Area: 2776 HX Base Yr 2017



18011 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	304,278
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	80,520
TOTAL MARKET VALUE	389,498
SOH/AGL Deduction	143,234
ASSESSED VALUE	246,264
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	194,853
TOTAL JUST VALUE	389,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044641	Solar Power Syste	99,977	06/09/2022
6728	SFR	0	01/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/0842	5/14/2009	WD	Q	I	01	265,000
GRANTOR: RONALD & HYON CROSBY						
GRANTEE: ERNEST & NADINE PAS						
0846/1893	9/30/1997	WD	Q	I		175,000
GRANTOR: PHILLIPS						
GRANTEE: CROSBY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W60 S8 E60$ BAS= W60S25 FOP= S8 E60 N8 W60$ E60 N25$
PTR=N30 FUS= N18 W60 S25E28 N7 E32$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0020	BARN,FR	0	100	0	0	2.00	UT	800.00	800.00	100	1993	1993	3	100	1,600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	0100	C	SFR	100		00	0.00	0.00	6.71	AC		1.00	1.00	1.00	12,000.00	12,000.00	80,520							

REVIEW DATE 11/01/2017 BY BC Total Acres: 6.71 Total Land Value: 80,520 Market: 0 Agricultural: 0 Common: 80,520 PRINTED 11/17/2026 BY SYS