LOT 4, SHADOW WOOD S/D UNIT 1 &
61 SHADOW WOOD S/D UNIT 2 DESC A
COR OF LOT 61, RUN S 08 DG W 547

GUTSCHE TERRI
P O BOX 1887
HIGH SPRINGS, FL 32655-1887

2027

27-6S-17-09784-059

BUILDING CHARACTERISTICS

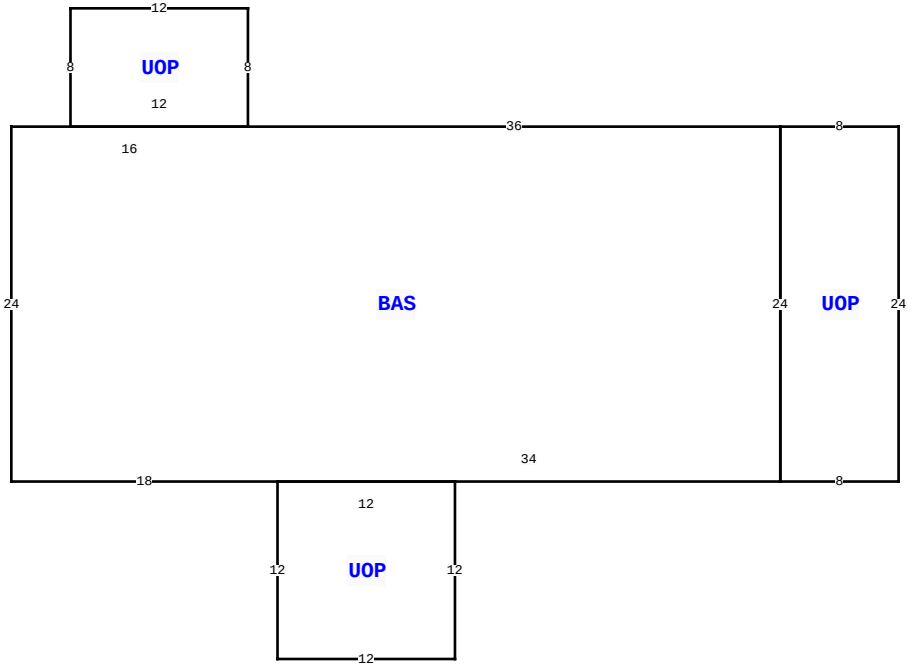
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,248	100		1,248	73,987
UOP	96	25		24	1,423
UOP	144	25		36	2,134
UOP	192	25		48	2,846
TOTALS	1,680			1,356	80,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,356	115.9000	107.79	146,163	1989	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1248 HX Base Yr 2005



224 SE SHADOW WOOD DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	28	44	1,232.00	UT	9.50	9.50	100	2004	2004	3	100	11,704	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0296	SHED METAL	0	100	296	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,390
TOTAL MARKET OB/XF VALUE		21,504
TOTAL LAND VALUE - MARKET		37,240
TOTAL MARKET VALUE		139,134
SOH/AGL Deduction		67,456
ASSESSED VALUE		71,678
TOTAL EXEMPTION VALUE	HX HB	46,578
BASE TAXABLE VALUE		25,100
TOTAL JUST VALUE		139,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0575	8/30/2004	WD	Q	I		73,000

GRANTOR: O'DATO

GRANTEE: GUTSCHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N8 W12 S8 E12 $ W16 S24 E18 UOP= S12 E12 N12 W12 $ E34 UOP= E8 N24 W8 S24 $ N24 $.

LAND DESCRIPTION

TOTAL OB/XF 21,504

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0200	C	MBL HM	100		00	0.00	0.00	1.66	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,240							

REVIEW DATE 11/01/2017 BY BC Total Acres: 2.63 Total Land Value: 37,240 Market: 0 Agricultural: 0 Common: 37,240 PRINTED 11/17/2026 BY SYS