

THE N 137 FT OF LOT 1 SHADOW WOO  
LE 762-1797, DC 1169-568, WD 117

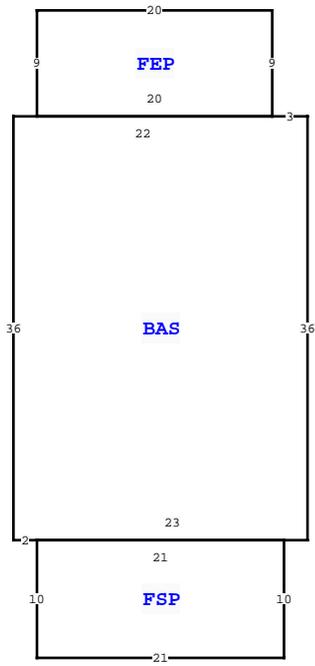
KOVACH MARILYN A  
272 SE MOONLIGHT DR  
LAKE CITY, FL 32024

**2026**

27-6S-17-09784-099  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
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	900	100	
FEP	180	80	
FSP	210	40	
TOTALS	1,290		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,128	50.1840	57.21	64,533	1963	1963	0	0	50	35.00	20.00
1 SINGLE FAM			0% - 2024	Heated Area: 900			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			12,907
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			26,100
TOTAL MARKET VALUE			39,107
SOH/AGL Deduction			5,303
ASSESSED VALUE			33,804
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			33,804
TOTAL JUST VALUE			39,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			33,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1214/0645	5/04/2011	LE U	I	I	11	100
GRANTOR: MARILYN A KOVACH (RET)						
GRANTEE: NADINE R CARPENTER						
1171/0629	3/03/2009	WD Q	I	I	01	24,000
GRANTOR: LENVIL DICKS						
GRANTEE: MARILYN A KOVACH						

EXTRA FEATURES		272 SE MOONLIGHT DR, LAKE CITY													
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	0294	SHED WOOD/	0	0	0	0	1.00	UT 0.00	0.00	100	2013	2013	3	100	100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W3 FEP= N9 W20 S9 E20\$ W22 S36 E2 FSP= S10 E21 N10 W21\$ E23 N36\$.	

LAND DESCRIPTION		TOTAL OB/XF 100																						
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	0		00	137.00	0.00	1.45	AC		1.00	1.00	1.00	18,000.00	18,000.00	26,100							