LOT 2 SHADOW WOOD S/D UNIT 2

756-1532, 806-2110, 941-827, 966

SMITH JULIE
181 SE RIPLEY PL
LAKE CITY, FL 32024

**2027**

**27-6S-17-09784-102**

## BUILDING CHARACTERISTICS

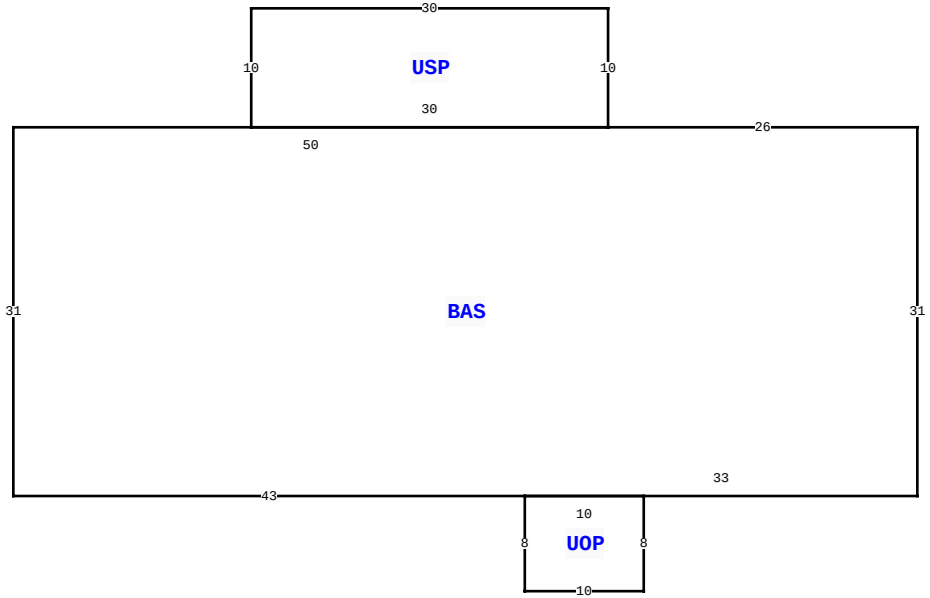
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,356 | 100 | | 2,356 | 142,084 |
| UOP | 80 | 25 | | 20 | 1,206 |
| USP | 300 | 35 | | 105 | 6,332 |
| TOTALS | 2,736 | | | 2,481 | 149,623 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,481 | 117.9000 | 109.65 | 272,042 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2022 Heated Area: 2356 HX Base Yr 2022




181 SE RIPLEY PL, 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 | 0296 | SHED METAL | 0 | 100 | 12 | 20 | 240.00 | UT | 8.00 | 8.00 | 100 | 2004 | 2004 | 3 | 100 | 1,920 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 5.00 | 5.00 | 50 | 2004 | 2004 | 3 | 50 | 900 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 2,000 | |
| 5 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 8 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 9 | 0255 | MBL HOME S | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2022 | 2021 | | 100 | 5,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 149,623 |
| TOTAL MARKET OB/XF VALUE | | 20,620 |
| TOTAL LAND VALUE - MARKET | | 75,960 |
| TOTAL MARKET VALUE | | 246,203 |
| SOH/AGL Deduction | | 63,740 |
| ASSESSED VALUE | | 182,463 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 131,052 |
| TOTAL JUST VALUE | | 246,203 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 247,813 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20457 | M H | 125 | 02/26/2003 |
| 20023 | M H | 125 | 10/08/2002 |
| 9146 | M H | 125 | 12/07/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1449/451 | 9/28/2021 | WD | Q | I | 01 | 234,000 |
| GRANTOR: COLWELL WILLIAM B | | | | | | |
| GRANTEE: SMITH JULIE | | | | | | |
| 0966/1107 | 10/28/2002 | WD | Q | I | | 31,500 |
| GRANTOR: LENVIL H DICKS | | | | | | |
| GRANTEE: WILLIAM B & LINDA C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W50 S31 E43 E33 N31 $
USP=[ORIG=-26,0] N10 W30 S10 E30 $
UOP=[ORIG=-33,31] S8 E10 N8 W10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 20,620

| 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 | 6.33 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 75,960 | | | | | | | |

REVIEW DATE 06/10/2022 BY JB Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/16/2026 BY SYS