

LOT 3 SHADOW WOOD S/D UNIT 2.  
756-1532, 806-871, 937-1250, WD

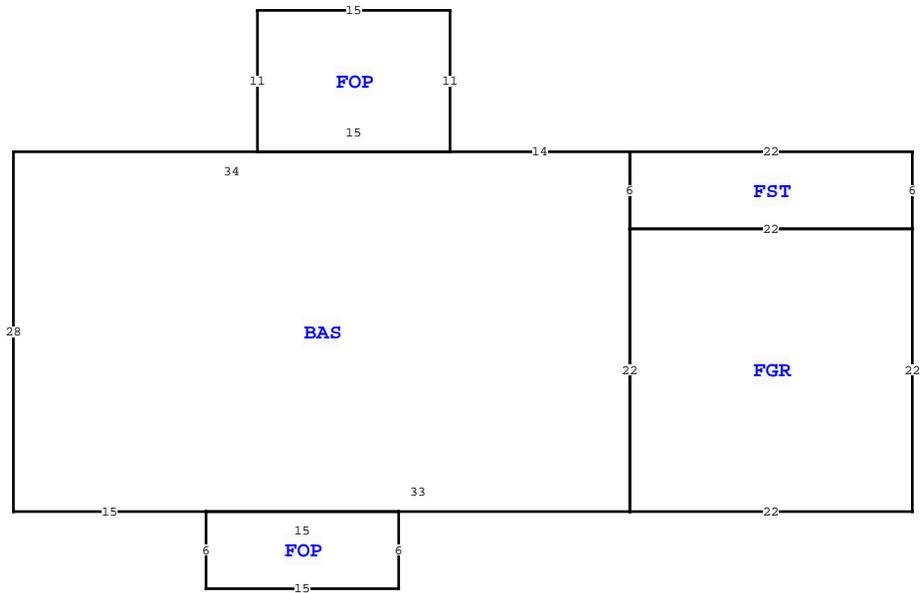
SAMUEL MICHAEL S/SAMUEL POLLYANN M  
267 SE RIPLEY PL  
LAKE CITY, FL 32024

**2026**

27-6S-17-09784-103  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
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	1,344	100	
FGR	484	55	
FOP	90	30	
FOP	165	30	
FST	132	55	
TOTALS	2,215		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,760	117.2000	133.61	235,154	2016	2016	0	0	9.00	91.00
1 SINGLE FAM 100% - 2017 Heated Area: 1344 HX Base Yr 2017											



EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2.00
3	0070	CARPORT UF	0.00
4	0031	BARN, MT AE	0.00

TOTAL OB/XF 18,772											
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR		100			00	0.00	0.00	6.18

VALUATION BY		STANDARD	
VALUATION SUMMARY		PAGE 1 of 1	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	213,990		
TOTAL MARKET OB/XF VALUE	18,772		
TOTAL LAND VALUE - MARKET	74,160		
TOTAL MARKET VALUE	306,922		
SOH/AGL Deduction	183,760		
ASSESSED VALUE	123,162		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	71,751		
TOTAL JUST VALUE	306,922		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	293,109		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055288	Mobile Home		03/20/2026
33736	SFR	594	02/02/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/2283	9/18/2014	WD	Q	V	01	45,000
GRANTOR: DEAN R & TAMMY DELEEU						
GRANTEE: MICHAEL S & POLLYAN						
1057/0937	8/30/2005	WD	U	V	09	80,000
GRANTOR: LISA F HASTINGS WYNIN						
GRANTEE: DEAN R & TAMMY DELE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= N11 W15 S11 E15\$ W34 S28 E15 FOP= S6 E15 N6 W15\$ E33 FGR= E22 N22 W22 S22\$ N22 FST= E22 N6 W22 S6\$ N6\$.	

LAND DESCRIPTION		TOTAL OB/XF 18,772																								
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		100			00	0.00	0.00	6.18	AC		1.00	1.00	1.00	12,000.00	12,000.00	74,160							