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

2027

27-6S-17-09784-103

BUILDING CHARACTERISTICS

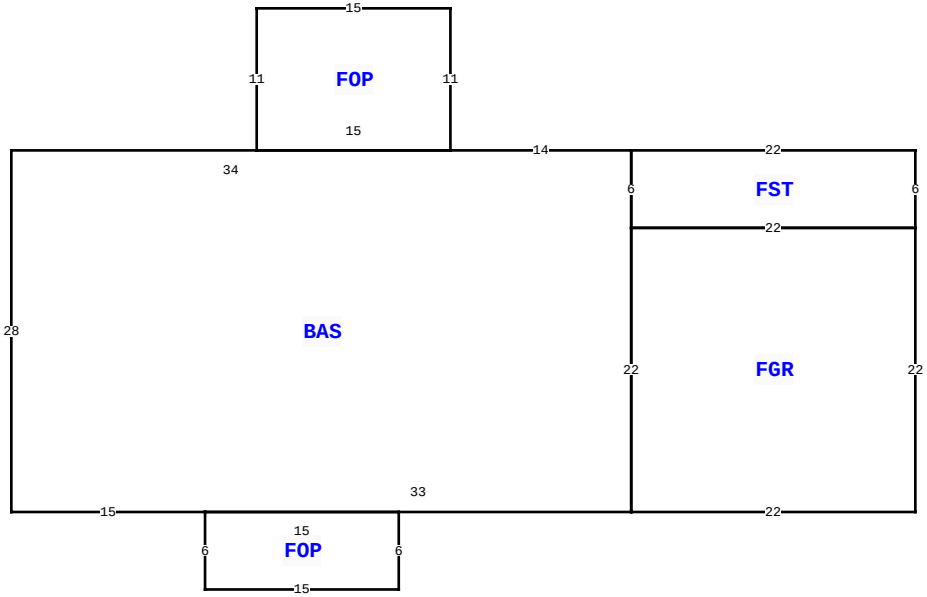
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	157,674
FGR	484	55		266	31,207
FOP	90	30		27	3,168
FOP	165	30		50	5,866
FST	132	55		73	8,564
TOTALS	2,215			1,760	206,478

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	128.92	226,899	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1344 HX Base Yr 2017



267 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	536.00	UT	2.00	2.00	100	2016	2016	3	100	1,072	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	14,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,478
TOTAL MARKET OB/XF VALUE		18,772
TOTAL LAND VALUE - MARKET		74,160
TOTAL MARKET VALUE		299,410
SOH/AGL Deduction		172,553
ASSESSED VALUE		126,857
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,446
TOTAL JUST VALUE		299,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,158

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

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	6.18	AC		1.00	1.00	1.00	12,000.00	12,000.00	74,160							

REVIEW DATE 05/04/2026 BY Nick Total Acres: 6.18 Total Land Value: 74,160 Market: 0 Agricultural: 0 Common: 74,160 PRINTED 11/17/2026 BY SYS