LOT 4 SHADOW WOOD S/D UNIT 2.

756-1532, WD 1134-102, WD 1134-1

TURNER ALAN CHAD
387 SE SHADOW WOOD DR
LAKE CITY, FL 32024

2027

27-6S-17-09784-104

BUILDING CHARACTERISTICS

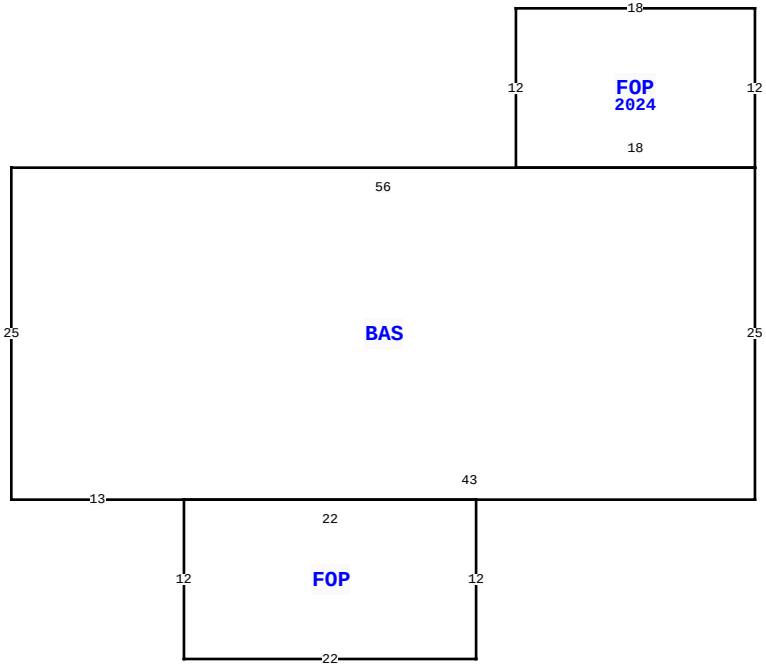
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,400	100		1,400	96,815
FOP	264	35		92	6,362
FOP	216	35	2024	76	5,256
TOTALS	1,880			1,568	108,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,568	114.4000	106.39	166,820	1996	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 1400 HX Base Yr 2024



387 SE SHADOW WOOD DR, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
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	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,433
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		66,040
TOTAL MARKET VALUE		183,673
SOH/AGL Deduction		0
ASSESSED VALUE		183,673
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,262
TOTAL JUST VALUE		183,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15077	M H	125	02/15/1999
9892	M H	125	06/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2299	12/28/2023	WD	Q	I	01	227,000
GRANTOR: TODD SAMANTHA						
GRANTEE: TURNER ALAN CHAD						
1430/2134	2/05/2021	WD	U	I	11	100
GRANTOR: MOODY CHRISTA K						
GRANTEE: TODD SAMANTHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S25 E13 E43 N25 $
FOP=[ORIG=-43,25] S12 E22 N12 W22 $
FOP=[YR=2024;ORIG=-18,-12] E18 S12 W18 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	5.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,040							

REVIEW DATE 01/09/2024 BY TP Total Acres: 5.08 Total Land Value: 66,040 Market: 0 Agricultural: 0 Common: 66,040 PRINTED 11/16/2026 BY SYS