

LOT 5 SHADOW WOOD S/D UNIT 2.
756-1532, 779-456, 906-2230, CT

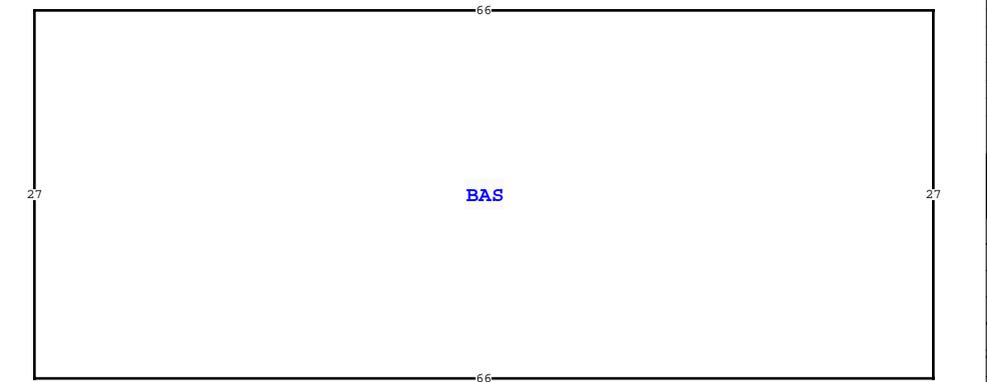
BORCHARDT GARY A/BORCHARDT SHERI A
258 SE RIPLEY PL
LAKE CITY, FL 32024

2026

27-6S-17-09784-105


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR 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	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,782	93.8790	59.14	105,387	1994	1994	0	0	60.00	40.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,155
TOTAL MARKET OB/XF VALUE			7,550
TOTAL LAND VALUE - MARKET			65,390
TOTAL MARKET VALUE			115,095
SOH/AGL Deduction			53,032
ASSESSED VALUE			62,063
TOTAL EXEMPTION VALUE	HX HB	37,063	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			115,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,002

Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM					
NEIGHBORHOOD/LOC	27617.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	42,155
TOTALS	1,782			1,782	42,155

1 MOBILE HME 100% - 2012 Heated Area: 1782 HX Base Yr 2012											
258 SE RIPLEY PL, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/06/2026 MLU					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053997	New Residential C	520,000	09/08/2025
000053557	Right-of-Way Acce		07/11/2025
000051321	Electrical Servic	0	10/30/2024

XFOB:1:1: 1994 SHADOWRIDGE MH
SALE:1:1: LOT 5 UNIT 2 SHADOW WOOD INCLUDES MH

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/2495	11/15/2010	WD	Q	I	01	79,000
GRANTOR: JAY S DAVIS						
GRANTEE: GARY A & SHERI A BO						
1184/1355	11/20/2009	WD	U	I	30	13,600
GRANTOR: LENVIL DICKS						
GRANTEE: JAY S DAVIS						

EXTRA FEATURES																
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	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							

BUILDING NOTES											
BAS= W66 S27 E66 N27\$.											

BUILDING DIMENSIONS											
BAS= W66 S27 E66 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							