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

2027

27-6S-17-09784-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME

MAP NUM | MKT AREA 02

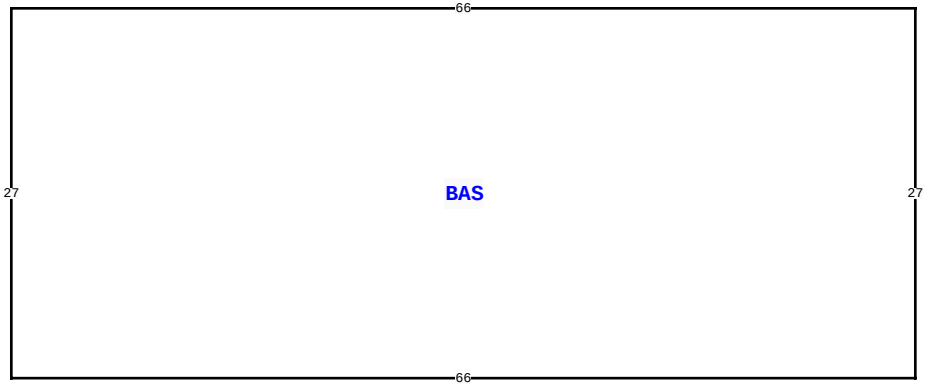
NEIGHBORHOOD/LOC 27617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	40,152
TOTALS	1,782			1,782	40,152

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	56.33	100,380	1994	1994	0	0	0	60.00	40.00

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 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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0166	CONC,PAVMT	0	100	0	0	520.00	UT	3.50	3.50	100	2027	2026		100	1,820	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	448,995
TOTAL MARKET OB/XF VALUE	9,370
TOTAL LAND VALUE - MARKET	65,390
TOTAL MARKET VALUE	523,755
SOH/AGL Deduction	20,739
ASSESSED VALUE	503,016
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	451,605
TOTAL JUST VALUE	523,755
NCON VALUE	408,843
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,092

XFOB:1:1: 1994 SHADOWRIDGE MH

SALE:1:1: LOT 5 UNIT 2 SHADOW WOOD INCLUDES MH

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

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,370

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0100	C	SFR	100					4.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,390							

REVIEW DATE 04/28/2026 BY robin Total Acres: 1.00 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS

LOT 5 SHADOW WOOD S/D UNIT 2.

756-1532, 779-456, 906-2230, CT

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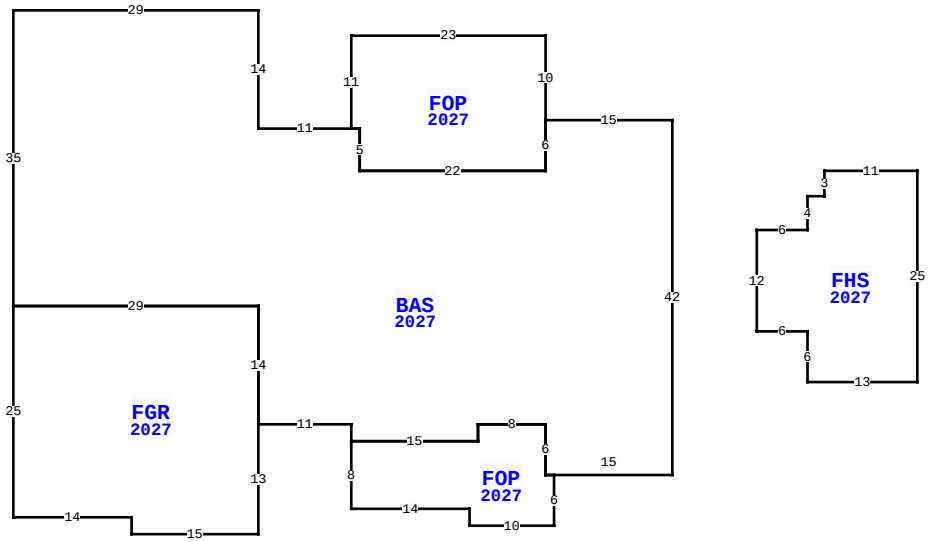
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/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	2,755	100	2027	2,755	314,538
FGR	755	55	2027	415	47,381
FHS	391	60	2027	235	26,830
FOP	224	30	2027	67	7,649
FOP	363	30	2027	109	12,445
TOTALS	4,488			3,581	408,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,581	103.7900	114.17	408,843	2026	2026	0	0	0	-1.25	100.00

2 SINGLE FAM 100% - 2027 Heated Area: 3146 HX Base Yr 2012



258 SE RIPLEY PL, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: GARY A & SHERI A BO						
1184/1355	11/20/2009	WD	U	I	30	13,600
GRANTOR: LENVIL DICKS						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=100,10] W15 S6 W22 N5 W1 W11 N14 W29 S35
E29 S14 E11 S2 E15 N2 E8 S6 E15 N42 $
FGR=[YR=2027;ORIG=51,32] W29 S25 E14 S2 E15 N13 N14 $
FOP=[YR=2027;ORIG=85,46] W8 S2 W15 S8 E14 S2 E10 N6 W1 N6 $
FOP=[YR=2027;ORIG=85,0] W23 S11 E1 S5 E22 N6 N10 $
FHS=[YR=2027;ORIG=129,16] W11 S3 W2 S4 W6 S12 E6 S6 E13 N25 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/28/2026 BY robin Total Acres: 1.00 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS