

LOT 6 SHADOW WOOD S/D UNIT 2.
756-1532, 804-2261, WD 1001-696,

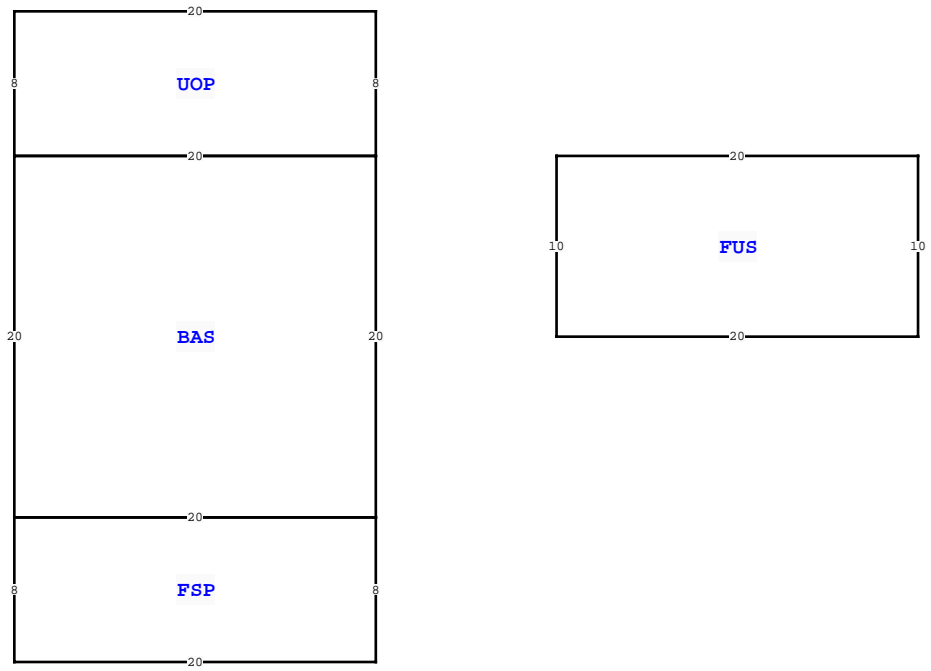
BUCHANAN MELLISSA L
135 CANDLER COURT
LAKE CITY, FL 32024

2026

27-6S-17-09784-106
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	04	04	
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
BAS	400	100	
FSP	160	40	
FUS	200	100	
UOP	160	20	
TOTALS	920		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2013	97.45	67,825	1996	1996	0	0	35.00	65.00
Heated Area: 600					HX Base Yr 2013						



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		173,806	
TOTAL MARKET OB/XF VALUE		8,760	
TOTAL LAND VALUE - MARKET		65,260	
TOTAL MARKET VALUE		247,826	
SOH/AGL Deduction		85,689	
ASSESSED VALUE		162,137	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		110,726	
TOTAL JUST VALUE		247,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,766	
SALE:1:1: LOT 6 SHADOW WOOD UNIT II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041814	Roof Replacement	10,679	04/27/2021
22142	M H	304	07/28/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/0991	8/17/2012	WD	Q	I	01	130,000
GRANTOR: DONNA WALTERS						
GRANTEE: MELLISSA L BUCHANAN						
1240/0989	8/15/2012	QC	U	I	11	100
GRANTOR: ANDY ALAN & BRANDY LE						
GRANTEE: DONNA WALTERS						

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	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	50	2004	2004	3	50	540	
2	0296	SHED METAL	0	100	14	30	420.00	UT	12.00	75	2004	2004	3	75	3,780	
3	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	100	2004	2004	3	100	1,440	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	

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	DPHT 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	4.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,260							
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

