

LOT 7 SHADOW WOOD S/D UNIT 2.
756-1532, 803-2257, DC 1089-1695

PARKINSON T W
157 SE CANDLER CT
LAKE CITY, FL 32024

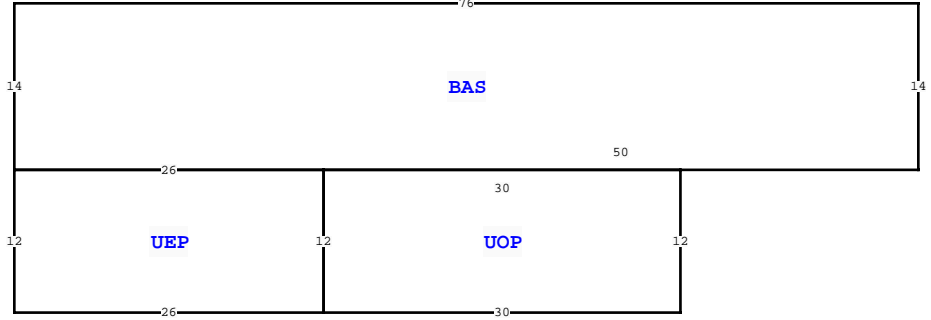
2026

27-6S-17-09784-107



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	14	CARPET	90
Interior Floor	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	03	03	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	
1	MOBILE HME	100%	- 2008									
				Heated Area: 1064					HX Base Yr 2008			



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	1,064	100		1,064	29,596
UEP	312	70		218	6,064
UOP	360	25		90	2,504
TOTALS	1,736			1,372	38,164

157 SE CANDLER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	14,000	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024	90		5,400	

TOTAL OB/XF 30,800

LAND DESCRIPTION																								
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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		38,164	
TOTAL MARKET OB/XF VALUE		30,800	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		134,094	
SOH/AGL Deduction		45,374	
ASSESSED VALUE		88,720	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		37,309	
TOTAL JUST VALUE		134,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,364	

SALE:1:1: LOT 7 SHADOW WOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050479	Electrical Servic	0	07/31/2024
11627	M H	125	09/06/1996
10193	M H	125	09/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/1539	10/10/2011	QC	U	I	11	100
GRANTOR: SHARON PARKINSON						
GRANTEE: TERRY WAYNE PARKINS						
1147/1287	4/03/2008	WD	Q	I	01	47,500
GRANTOR: T W PARKINSON						
GRANTEE: T W PARKINSON & SHA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S14 UEP= S12 E26 N12 W26\$ E26 UOP= S12 E30 N12 W30\$ E50 N14\$.