LOT 14 SHADOW WOOD S/D UNIT 2.

756-1532, FJ 842-842, 866-1862,

BERRY TRACY A/BERRY RONALD C
337 SE LOXLEY GLN
LAKE CITY, FL 32024

2027

27-6S-17-09784-114

BUILDING CHARACTERISTICS

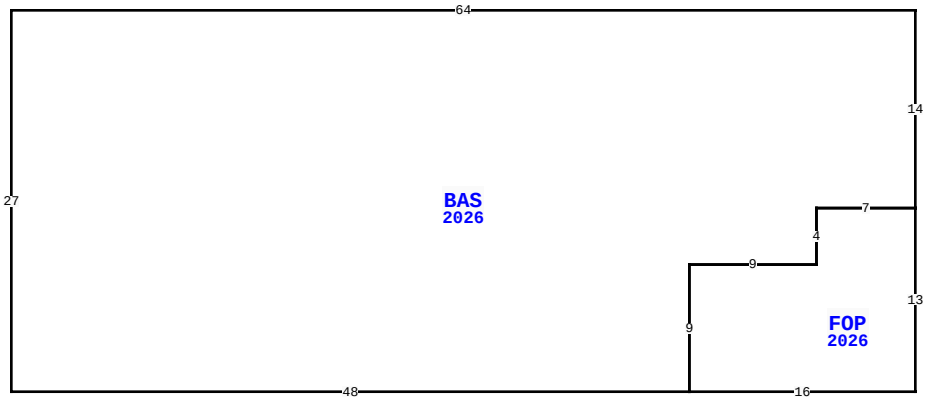
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,556	100	2026	1,556	177,374
FOP	172	35	2026	60	6,839
TOTALS	1,728			1,616	184,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,616	117.5000	116.32	187,973	2025	2025	0	0	0	2.00	98.00

2 MANUF 3 100% - 2026 Heated Area: 1556 HX Base Yr 2026



337 SE LOXLEY GLN, LAKE CITY

BLD DATE	03/04/1998 MO	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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
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	200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	20,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,214
TOTAL MARKET OB/XF VALUE	29,600
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	278,944
SOH/AGL Deduction	118,921
ASSESSED VALUE	160,023
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	108,612
TOTAL JUST VALUE	278,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,812

PRMT:2:1: COONEY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052556	Mobile Home		03/12/2025
000052553	Right-of-Way Acce		03/11/2025
13571	M H	125	01/30/1998
6879	PUMP/UTPOL	60	02/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1168	1/14/2025	WD	Q	I	03	190,000
GRANTOR: BLEUER NICOLE						
GRANTEE: BERRY TRACY A						
1326/0957	6/17/2016	WD	U	I	39	62,000
GRANTOR: DIANE B MAYER & FREDE						
GRANTEE: NICOLE BLEUER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=0,-10] W64 S27 E48 N9 E9 N4 E7 N14 $
FOP=[YR=2026;ORIG=0,4] W7 S4 W9 S9 E16 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,600

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

REVIEW DATE 05/07/2025 BY randall Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS