

LOT 15 SHADOW WOOD S/D UNIT 2.  
756-1532, 781-1184, WD 1104-1457

MITSELMAKHER VICTOR/MITSELMAKHER GUENAKH  
340 SE LOXLEY GLN  
LAKE CITY, FL 32024

**2026**

27-6S-17-09784-115  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27617.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,732	100	
FGR	420	55	
FOP	60	30	
PTO	140	5	
TOTALS	2,352		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	100%	- 2022		287,405	1994	2000	0	0	25.00	75.00												
Heated Area: 1732						HX Base Yr 2022																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			215,554
TOTAL MARKET OB/XF VALUE			4,732
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			285,416
SOH/AGL Deduction			109,728
ASSESSED VALUE			175,688
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			124,277
TOTAL JUST VALUE			285,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7749	SFR	49,000	11/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1005	4/28/2021	WD Q	Q	I	01	288,000
GRANTOR: LUDWIG LINDA M &						
GRANTEE: MITSELMAKHER VICTOR						
1104/1457	12/07/2006	WD Q	Q	I		240,000
GRANTOR: H MARIO & JANICE F SC						
GRANTEE: LINDA LUDWIG & AMAN						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	16	34	544.00	UT	3.00	100	0	0	3	100	1,632	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	100	2021	2020		100	1,000	

BUILDING NOTES											
<p>340 SE LOXLEY GLN, LAKE CITY</p>											

BUILDING DIMENSIONS											
<p>BAS= W23 PTO= N10 W14 S10 E14\$ W14 N13 W28 S27 FGR= S20E21 N20 W21\$ E21 S10 FOP= S10 E6 N10 W6\$ E15 S3 E6 N3 E23 N24\$.</p>											

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	0100	C	SFR	100		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							