

LOT 16 SHADOW WOOD S/D UNIT 2.  
756-1532, WD 803-2187, WD 1312-2

KELLY WILLIAM F/KELLY MARLA J  
308 SE LOXLEY GLN  
LAKE CITY, FL 32024

**2026**

27-6S-17-09784-116  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

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 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
Architctual Units	01	CONV	100
		0	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
BAS	1,188	100	
TOTALS	1,188		1,188
			77,591

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2017	Heated Area: 1188			HX Base Yr 2017				

BAS

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	77,591	
TOTAL MARKET OB/XF VALUE	20,100	
TOTAL LAND VALUE - MARKET	65,650	
TOTAL MARKET VALUE	163,341	
SOH/AGL Deduction	64,600	
ASSESSED VALUE	98,741	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	47,330	
TOTAL JUST VALUE	163,341	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	153,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041695	Remodel	5,685	04/08/2021
28132	M H	653	10/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/128	7/07/2025	LE U	I	I	14	100
GRANTOR: KELLY WILLIAM F						
GRANTEE: KELLY WILLIAM F (EN						
1312/0277	3/24/2016	WD Q	I	I	01	93,500
GRANTOR: MARY P RYAN						
GRANTEE: WILLIAM F & MARLA J						

EXTRA FEATURES		308 SE LOXLEY GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0261	PRCH, UOP	0.00
2	0210	GARAGE U	0.00
3	9945	Well/Sept	7,000.00
4	0252	LEAN-TO W/	0.00
5	0256	STATE IMPR	0.00
6	0294	SHED WOOD/	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S27 E44 N27\$.	

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	0200	C	MBL HM	100		00	0.00	0.00	5.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,650							