

LOT 17 SHADOW WOOD S/D UNIT 2.  
756-1532, 784-1006, 794-1718, 80

BELL KYLE/BELL JAYDN  
124 SE LOXLEY GLN  
LAKE CITY, FL 32024

**2026**

27-6S-17-09784-117  
VALUATION SUMMARY

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
Architactual	01	CONV	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
BAS	1,836	100	
UOP	200	25	
TOTALS	2,036		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2026								
Heated Area: 1836 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,461	
TOTAL MARKET OB/XF VALUE		17,900	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		135,491	
SOH/AGL Deduction		0	
ASSESSED VALUE		135,491	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		135,491	
TOTAL JUST VALUE		135,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,461	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13074	M H	125	09/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2591	3/02/2026	WD	Q	I	01	285,000
GRANTOR: DOWNER RICHARD HOWELL						
GRANTEE: BELL KYLE						
1472/1708	8/04/2022	LE	U	I	14	100
GRANTOR: DOWNER RICHARD A (ENH)						
GRANTEE: DOWNER RICHARD HOWE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0031	BARN, MT AE	0	0	36	48	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
17,900											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/06/2026								
INC DATE		AG DATE	MLU								

BUILDING NOTES											
BAS= W48 S27 E68 N27 UOP= N10 W20 S10 E20S W20S.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		00	0.00	0.00	5.01	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	13,000.00	13,000.00	65,130							