

LOT 18 SHADOW WOOD S/D UNIT 2.
756-1532, 763-450, 774-972, QC 1

BALIS DONALD S
723 SE SHADOW WOOD DRIVE
LAKE CITY, FL 32024

2026

27-6S-17-09784-118
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	100
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
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	200	100	
TOTALS	200		3,674

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	45.93	9,186	1973	1973	0	0	60.00	40.00												
			Heated Area: 200			HX Base Yr																	
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		3,674
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		70,014
SOH/AGL Deduction		0
ASSESSED VALUE		70,014
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		70,014
TOTAL JUST VALUE		70,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7232	SFR	39,000	06/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1241/1651	8/27/2012	QC	U	V	11	100
GRANTOR: LINDA R BALIS & DONAL						
GRANTEE: DONALD BALIS						
0774/0972	5/06/1993	WD	U	V	12	23,000
GRANTOR: DUNCAN HUNTER						
GRANTEE: DONALD BALIS						

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	0040	BARN, POLE	0	0	18	24		432.00	UT	2.50				2.50	1,080

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	0102	C	SFR/MH	0		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 S8 E25 N8\$.