

LOT 19 & 20 SHADOW WOOD S/D UNIT
756-1532, 783-1943, 904-2362, 90

PETTY JOHN/PETTY BONNIE
171 SE MISTY GLN
LAKE CITY, FL 32024-7814

2026

27-6S-17-09784-119
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,262	113.8780	127.54	288,495	1996	1996	0	0	29.00	71.00

1 SINGLE FAM 100% - 0 Heated Area: 1666 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,831
TOTAL MARKET OB/XF VALUE		2,468
TOTAL LAND VALUE - MARKET		99,396
TOTAL MARKET VALUE		306,695
SOH/AGL Deduction		103,514
ASSESSED VALUE		203,181
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,770
TOTAL JUST VALUE		306,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,544

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	150,862
FGR	571	55		314	28,434
FOP	294	30		88	7,969
FSP	336	40		134	12,134
FST	110	55		60	5,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10851	SFR	280	03/05/1996
6824	PUMP/UTPOL	60	02/05/1993

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0904/2363	6/06/2000	WD Q	Q	V	03	24,500

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	0166	CONC, PAVMT	0	100	0	0	0	712.00	UT 1.50	1.50	100	1996	1996	3	100	1,068
2	0296	SHED METAL	0	100	7	10		1.00	UT 0.00	0.00	100	1996	1996	3	100	200
3	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1996	1996	3	100	1,200

TOTALS		2,977	2,262	204,831
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171 SE MISTY GLN, LAKE CITY

BLD DATE	LGL DATE
	05/06/2026 MLU

GRANTEE: GARRISON	
0783/1943	11/15/1993 WD Q I 17,500

GRANTEE: JOHN PETTY	
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LAND DESCRIPTION		TOTAL OB/XF 2,468																						
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	5.03	AC		1.00	1.00	0.90	11,000.00	9,900.00	49,797							
2	0000	C	VAC RES	100		00	0.00	0.00	5.01	AC		1.00	1.00	0.90	11,000.00	9,900.00	49,599							