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

2027

27-6S-17-09784-119

BUILDING CHARACTERISTICS

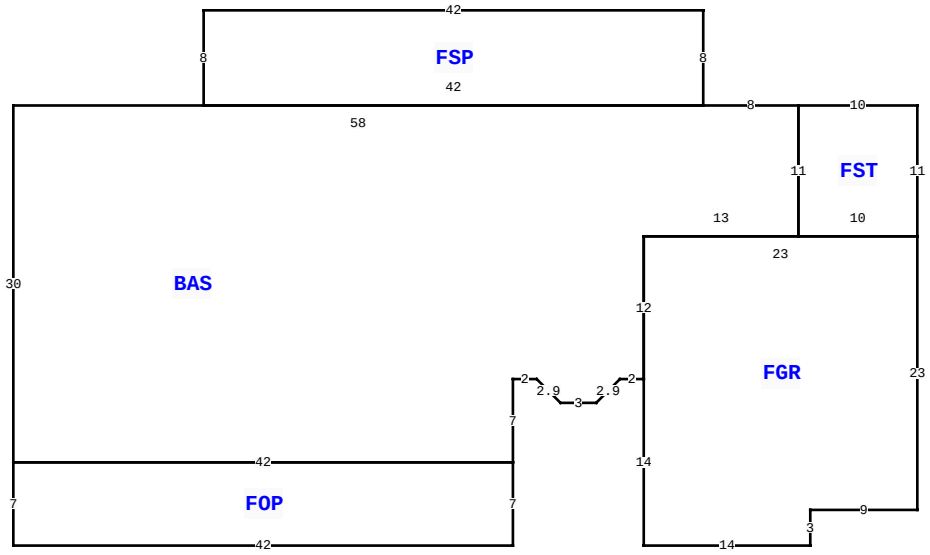
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100		1,666	148,177
FGR	571	55		314	27,928
FOP	294	30		88	7,827
FSP	336	40		134	11,918
FST	110	55		60	5,336
TOTALS	2,977			2,262	201,186

MARKET ADJUSTMENTS

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	125.27	283,361	1996	1996	0	0	0	29.00	71.00

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



171 SE MISTY GLN, LAKE CITY

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

EXTRA FEATURES

LN	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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	201,186
TOTAL MARKET OB/XF VALUE	2,468
TOTAL LAND VALUE - MARKET	99,396
TOTAL MARKET VALUE	303,050
SOH/AGL Deduction	93,774
ASSESSED VALUE	209,276
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	157,865
TOTAL JUST VALUE	303,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,695

SALE:2:1: SALE FOR 1 LOT
XFOB:1:1: FLEE MH
PRMT:1:1: M/H UTILITY
SALE:1:1: LOT 19 SHADOW WOOD UNIT II

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0904/2363	6/06/2000	WD	Q	V	03	24,500
GRANTOR: GARRISON						
GRANTEE: PETTY						
0783/1943	11/15/1993	WD	Q	I		17,500
GRANTOR: LENVIL DICKS						
GRANTEE: JOHN PETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N8 W42 S8 E42$ W58 S30 FOP= S7 E42 N7 W42$ E42 N7 E2 D2 R2 E3 R2 U2 E2FGR= S14 E14 N3 E9 N23 W23 S12$ N12 E13 FST= E10 N11 W10S11$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 2,468

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 10/31/2017 BY BC Total Acres: 10.04 Total Land Value: 99,396 Market: 0 Agricultural: 0 Common: 99,396 PRINTED 11/17/2026 BY SYS