LOT 28 SHADOW WOOD S/D UNIT 2.
756-1532, 919-745, WD 1137-1347,

ROMAN OSCAR JR/SHOLAR SHANNON E
208 SE MISTY GLN
LAKE CITY, FL 32024

**2027**

**27-6S-17-09784-128**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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

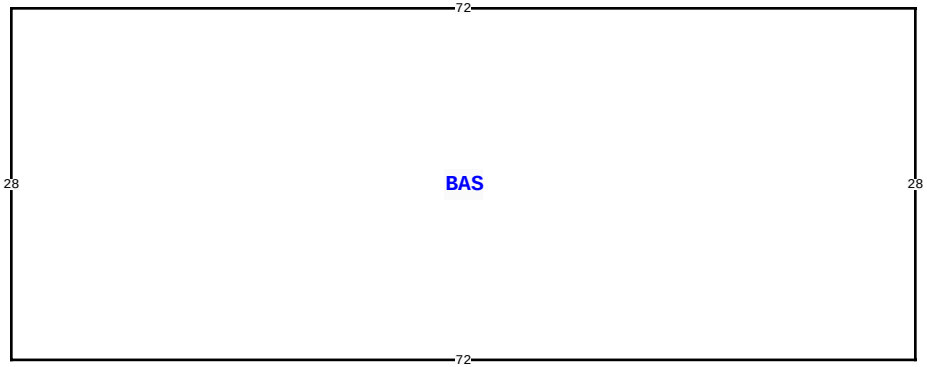
NEIGHBORHOOD/LOC 27617.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,016 | 100 | | 2,016 | 173,182 |
| TOTALS | 2,016 | | | 2,016 | 173,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 2,016 | 118.0000 | 94.40 | 190,310 | 2001 | 2020 | 0 | 0 | 0 | 9.00 | 91.00 |

1 MANUF 1 100% - 2023 Heated Area: 2016 HX Base Yr 2023




208 SE MISTY GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2001 | 2001 | 3 | 100 | 1,200 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 173,182 |
| TOTAL MARKET OB/XF VALUE | | 8,350 |
| TOTAL LAND VALUE - MARKET | | 55,582 |
| TOTAL MARKET VALUE | | 237,114 |
| SOH/AGL Deduction | | 18,851 |
| ASSESSED VALUE | | 218,263 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 166,852 |
| TOTAL JUST VALUE | | 237,114 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 239,279 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051558 | Roof Replacement | 27,600 | 11/19/2024 |
| 17959 | M H | 125 | 02/21/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1469/2111 | 5/31/2022 | WD | Q | I | 01 | 207,500 |
| GRANTOR: BROAD HOMES LLC | | | | | | |
| GRANTEE: ROMAN OSCAR JR | | | | | | |
| 1436/1360 | 4/22/2021 | WD | U | I | 37 | 75,000 |
| GRANTOR: SJ INVESTMENTS INC | | | | | | |
| GRANTEE: BROAD HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W72 S28 E72 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 8,350

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 5.03 | AC | | 1.00 | 1.00 | 0.85 | 13,000.00 | 11,050.00 | 55,582 | | | | | | | |

REVIEW DATE 01/29/2025 BY JS Total Acres: 5.03 Total Land Value: 55,582 Market: 0 Agricultural: 0 Common: 55,582 PRINTED 11/17/2026 BY SYS