

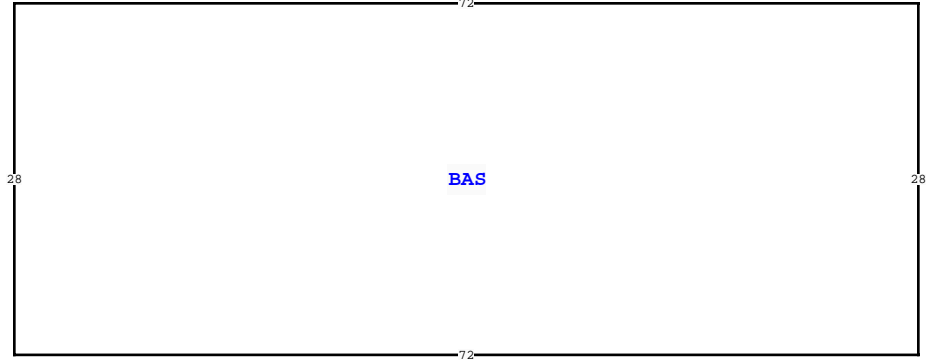
LOT 28 SHADOW WOOD S/D UNIT 2.
756-1532, 919-745, WD 1137-1347,

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

2026

27-6S-17-09784-128


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,016	100	
TOTALS	2,016		175,347

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2023									
Heated Area: 2016					HX Base Yr 2023							
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
208 SE MISTY GLN, LAKE CITY												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			175,347	
TOTAL MARKET OB/XF VALUE			8,350	
TOTAL LAND VALUE - MARKET			55,582	
TOTAL MARKET VALUE			239,279	
SOH/AGL Deduction			27,373	
ASSESSED VALUE			211,906	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			160,495	
TOTAL JUST VALUE			239,279	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			232,518	

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\$.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2001	2001	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
TOTAL OB/XF 8,350																

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	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							