

LOT 29 SHADOW WOOD S/D UNIT 2.
756-1532, 885-790, WD 1335-2635,

HAMM QUATTELA AVLINA
879 SE SHADOW WOOD DR
LAKE CITY, FL 32608

2026

27-6S-17-09784-129
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4	100
Frame	01	NONE	100
Stories	1.	1.	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	2,160	100	2023
TOTALS	2,160		2,160

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2024	Heated Area: 2160		HX Base Yr 2024				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 72 72 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2023</p> </div> </div>											
TOTALS	2,160		2,160	244,558							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			244,558
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			53,248
TOTAL MARKET VALUE			304,806
SOH/AGL Deduction			12,930
ASSESSED VALUE			291,876
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			240,465
TOTAL JUST VALUE			304,806
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042521	Mobile Home		08/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
1442/577	7/02/2021	WD Q	Q	V	01	34,900
GRANTOR: WERNER PAUL HEINRICH						
GRANTEE: HAMM QUATTELA AVLIN						
1335/2635	4/24/2017	WD Q	Q	V	01	22,000
GRANTOR: JOHN M & JULIA M BERI						
GRANTEE: PAUL HEINRICH & HEI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2023

TOTAL OB/XF												7,000			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/06/2026	MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=30,20] E72 S30 W72 N30 \$											

LAND DESCRIPTION												TOTAL OB/XF												7,000			
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	5.12	AC		1.00	1.00	0.80	13,000.00	10,400.00	53,248										