

LOT 31 SHADOW WOOD S/D UNIT 2.
756-1532, 768-2294, DC 1244-860,

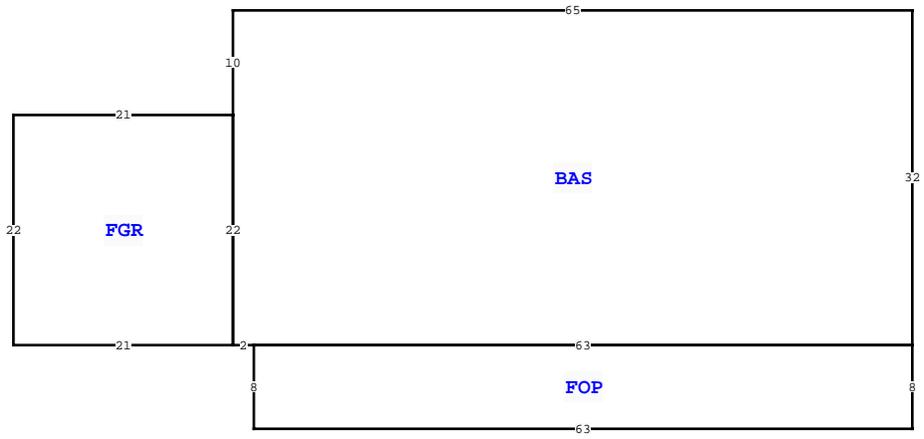
TANNER MARY CATHERINE/TANNER CHRISTOPHER MATTHEW
425 SE STARDUST PL
LAKE CITY, FL 32024

2026

27-6S-17-09784-131
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	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 Units	05	CONV	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
BAS	2,080	100	
FGR	462	55	
FOP	504	30	
TOTALS	3,046		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,485	105.1200	119.84	297,802	1996	1996	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 2080 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,571
TOTAL MARKET OB/XF VALUE		11,180
TOTAL LAND VALUE - MARKET		45,682
TOTAL MARKET VALUE		250,433
SOH/AGL Deduction		0
ASSESSED VALUE		250,433
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		250,433
TOTAL JUST VALUE		250,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,483

SALE:1:1: LOT 31 SHADOW WOOD UNIT 2
LAND:1:1: 5.02 AC. (1/2 LOT LOW & WET)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043465	Electrical Servic	0	12/29/2021
32508	MAINT/ALTR	55	12/03/2014
11307	SFR	335	06/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/1837	12/22/2014	WD	U	I	12	159,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MARY CATHERINE TANN						
1287/1836	8/19/2014	WD	U	I	12	0
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

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

BUILDING DIMENSIONS
BAS= W65 S10 FGR= W21 S22 E21 N22\$ S22 E2 FOP= S8 E63 N8 W63\$ E63 N32\$.

EXTRA FEATURES																	
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	0	0	0	453.00	UT	1.50	1.50	100	1996	1996	3	100	680	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	50	2004	2004	3	50	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
TOTAL OB/XF															11,180		

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	0100	C	SFR	0		00	0.00	0.00	5.02	AC		1.00	1.00	0.70	13,000.00	9,100.00	45,682							