

LOT 32 SHADOW WOOD S/D UNIT 2.
756-1532, 804-714, DC 1357-2102,

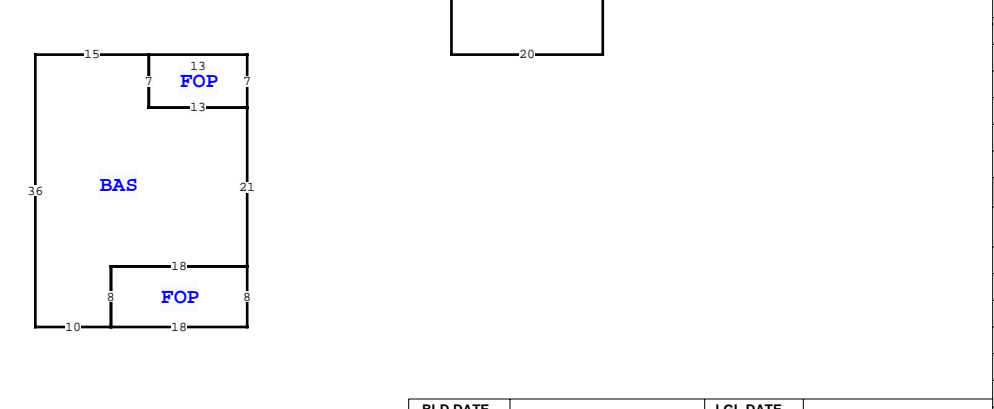
FLETCHER DARVIN E
495 SE STARDUST PLACE
LAKE CITY, FL 32024

2026

27-6S-17-09784-132

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	13 LAM/VNLPK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,343	141.3984	158.37	212,691	2002	2002	0	0	28.75	71.25	
1 SINGLE FAM			100% - 2019	Heated Area: 973			HX Base Yr 2019					



MAP NUM	MKT AREA	02				
27617.010	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	773	100		773	87,224
	FOP	91	30		27	3,047
	FOP	144	30		43	4,852
	FUS	200	100		200	22,568
	UCP	400	20		80	9,027
	UDU	400	55		220	24,824
TOTALS	2,008				1,343	151,542

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		151,542			
TOTAL MARKET OB/XF VALUE		4,790			
TOTAL LAND VALUE - MARKET		48,230			
TOTAL MARKET VALUE		204,562			
SOH/AGL Deduction		62,036			
ASSESSED VALUE		142,526			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		91,115			
TOTAL JUST VALUE		204,562			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		196,091			
SALE:1:1: LOT 32 SHADOW WOOD UNIT II					
LAND:1:1: 5.30 AC. (1/2 LOT LOW & WET).					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15753	SFR	175	07/08/1999
8078	RECONNECT	50	02/17/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/0880	7/23/2018	WD Q	Q	I	01	155,000
GRANTOR: SHAWN NELSON & DAWN M						
GRANTEE: DARVIN E FLETCHER						
1357/2103	3/19/2018	LE U	I	14		100
GRANTOR: CLYDE A NELSON (LE)						
GRANTEE: SHAWN NELSON & DAWN						

EXTRA FEATURES															495 SE STARDUST PL, LAKE CITY		
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	0258	PATIO	0	100	10	16	160.00	UT	2.50	2.50	100	2002	2002	3	100	400	
2	0060	CARPORT F	0	100	18	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,890	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
TOTAL OB/XF															4,790		

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W15 S36 E10 FOP= E18 N8 W18 S8\$ N8 E18 N21 FOP= N7 W13 S7 E13\$ W13 N7\$ PTR= E40 UCP= E20 N20 UDU= N20 W20 S20 E20\$ W20 S20\$ W40\$ PTR= N30 FUS= N20 W10 S20 E10\$ S30\$.														

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	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	5.30	AC		1.00	1.00	0.70	13,000.00	9,100.00	48,230							