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

2027

27-6S-17-09784-132

BUILDING CHARACTERISTICS

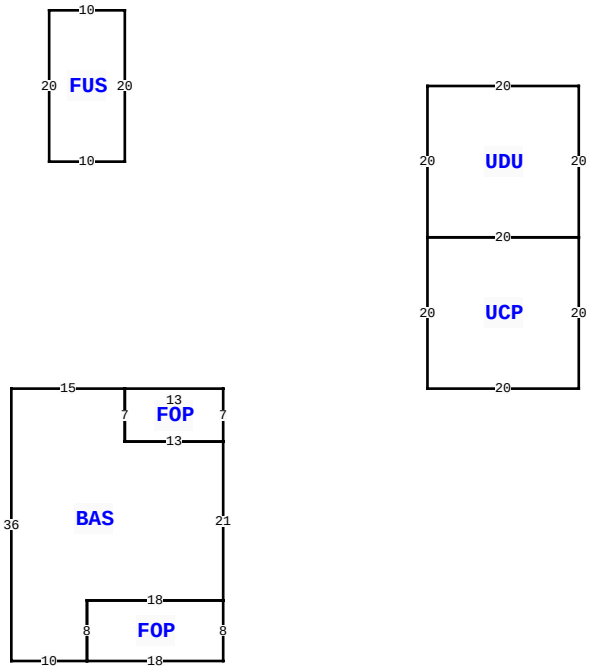
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
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	773	100		773	85,665
FOP	91	30		27	2,993
FOP	144	30		43	4,765
FUS	200	100		200	22,164
UCP	400	20		80	8,866
UDU	400	55		220	24,381
TOTALS	2,008			1,343	148,834

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	155.54	208,890	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2019 Heated Area: 973 HX Base Yr 2019



495 SE STARDUST PL, 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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,790

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	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							

REVIEW DATE 10/31/2017 BY BC Total Acres: 5.30 Total Land Value: 48,230 Market: 0 Agricultural: 0 Common: 48,230 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,834
TOTAL MARKET OB/XF VALUE	4,790
TOTAL LAND VALUE - MARKET	48,230
TOTAL MARKET VALUE	201,854
SOH/AGL Deduction	55,052
ASSESSED VALUE	146,802
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	95,391
TOTAL JUST VALUE	201,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,562

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	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						

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$.