LOT 35 SHADOW WOOD S/D UNIT 2.
756-1532, 801-572, 832-2349, 833

KEEN GLENN L/KEEN TSCHARNA N
167 SE COMET CT
LAKE CITY, FL 32024

2027

27-6S-17-09784-135

BUILDING CHARACTERISTICS

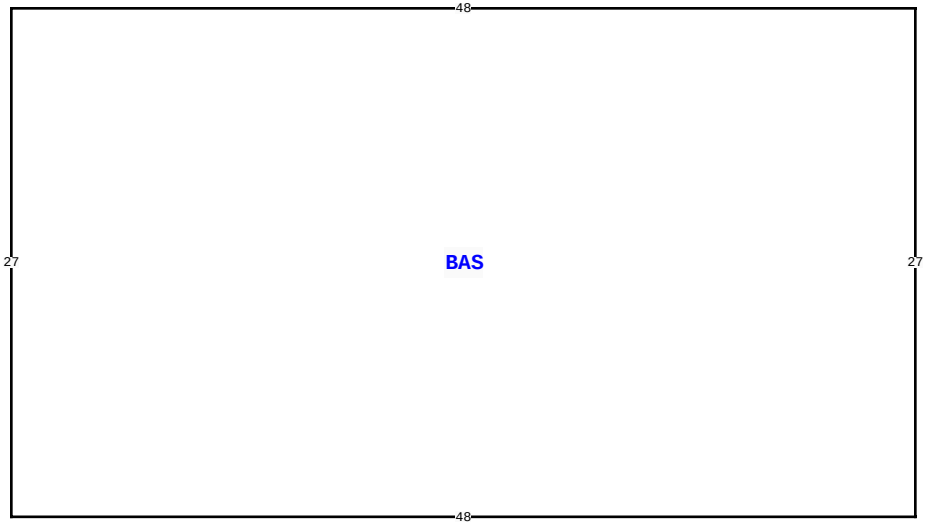
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	30,824
TOTALS	1,296			1,296	30,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	99.0945	59.46	77,060	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1296 HX Base Yr 2015



167 SE COMET CT, 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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
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	1,600	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		30,824
TOTAL MARKET OB/XF VALUE		11,800
TOTAL LAND VALUE - MARKET		72,720
TOTAL MARKET VALUE		115,344
SOH/AGL Deduction		35,267
ASSESSED VALUE		80,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,666
TOTAL JUST VALUE		115,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,344

SALE:3:1: WD REPLACING AGREEMENT

SALE:2:1: DIANE GIVING UP HER INTEREST TO LANIER

SALE:1:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14400	M H	125	08/13/1998
11351	M H	125	06/01/1996
9129	M H	125	12/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1371	10/09/2014	AG	U	I	40	65,000
GRANTOR: KEVIN & DIANE HARPER						
GRANTEE: GLENN L & TSCHARNA						
1106/0180	12/22/2006	WD	Q	I	06	18,000
GRANTOR: CECIL & ALLIE JANE HA						
GRANTEE: KEVIN & DIANE HARPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	0200	C	MBL HM	100		00	0.00	0.00	6.06	AC		1.00	1.00	1.00	12,000.00	12,000.00	72,720							

REVIEW DATE 10/31/2017 BY BC Total Acres: 6.06 Total Land Value: 72,720 Market: 0 Agricultural: 0 Common: 72,720 PRINTED 11/17/2026 BY SYS