

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

2026

27-6S-17-09784-135
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	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
BAS	1,296	100	
TOTALS	1,296		1,296 32,364

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2015		62.43	80,909	1999	1999		0	60.00	40.00
			Heated Area: 1296			HX Base Yr 2015					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
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VALUATION BY				STANDARD
VALUATION SUMMARY				
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE				32,364
TOTAL MARKET OB/XF VALUE				11,800
TOTAL LAND VALUE - MARKET				72,720
TOTAL MARKET VALUE				116,884
SOH/AGL Deduction				39,139
ASSESSED VALUE				77,745
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				26,334
TOTAL JUST VALUE				116,884
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				103,224
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						

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	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	400	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	600	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	400	
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,600	
7	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,500	
TOTALS												11,800				

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	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							