

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

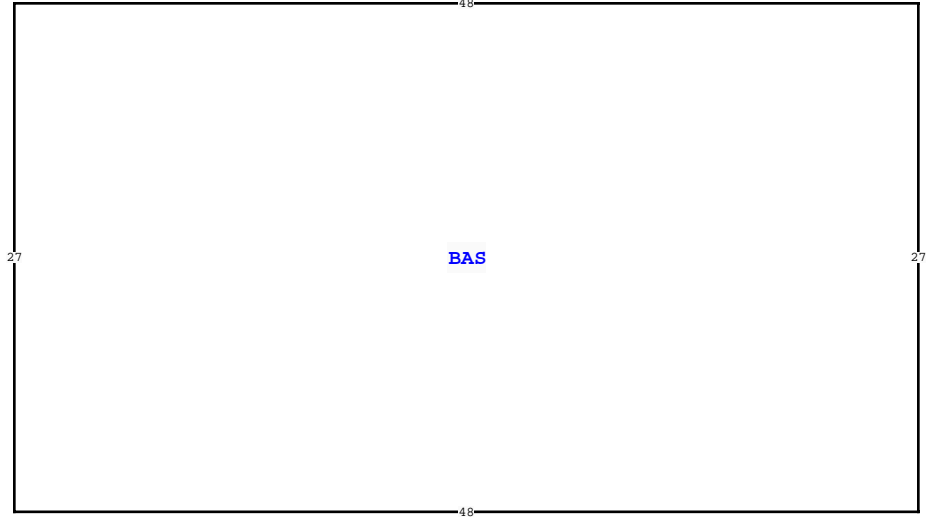
KEEN GLENN L/KEEN TSCHARNA N
167 SE COMET CT
LAKE CITY, FL 32024

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 30,824

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		59.46	77,060	1999	1999		0	60.00	40.00
			Heated Area: 1296				HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	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	37,599	
	ASSESSED VALUE	77,745	
	TOTAL EXEMPTION VALUE	51,411	HX HB
	BASE TAXABLE VALUE	26,334	
	TOTAL JUST VALUE	115,344	
	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	0.00	100	2004	2004	3	100	400	
2	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2004	2004	3	100	600	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0		1.00	0.00	100	2013	2013	3	100	300	
5	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2013	2013	3	100	400	
6	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2013	2013	3	100	1,600	
7	0040	BARN, POLE	0	100	0	0		1.00	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							