LOT 36 SHADOW WOOD S/D UNIT 2.
756-1532, 771-662, 911-792, 925-

ARTICA JUAN A
133 SW CR 778
HIGH SPRINGS, FL 32643

2027

27-6S-17-09784-136

BUILDING CHARACTERISTICS

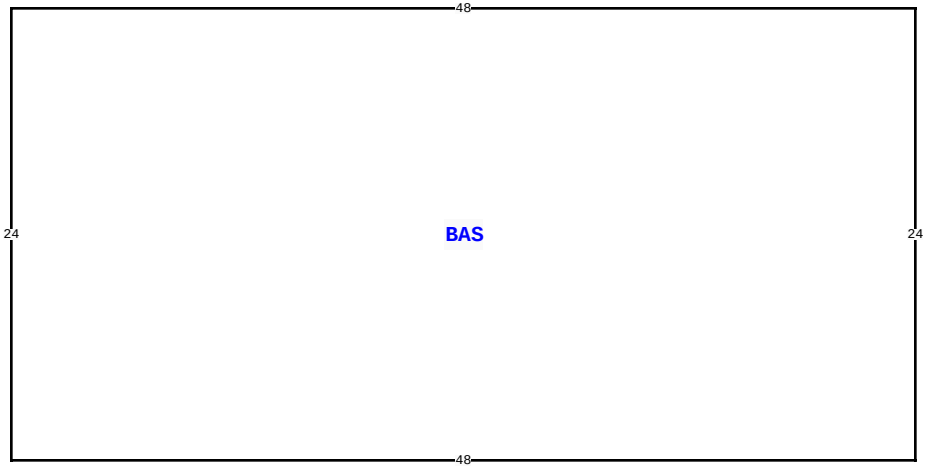
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,152	100		1,152	18,294
TOTALS	1,152			1,152	18,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	66.1680	39.70	45,734	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



173 SE COMET CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,294
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	70,330
TOTAL MARKET VALUE	97,424
SOH/AGL Deduction	7,705
ASSESSED VALUE	89,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,719
TOTAL JUST VALUE	97,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,424

SALE:2:1: WD REPLACING UNR AG DATED MARCH 16 1992

SALE:1:1: IN LIEU OF FORECLOSURE

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1401/0691	12/11/2019	WD	Q	I	01	37,000
GRANTOR: CHARLEEN D COLE FKA C						
GRANTEE: JUAN A ARTICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0		00	0.00	0.00	5.41	AC		1.00	1.00	1.00	13,000.00	13,000.00	70,330							

REVIEW DATE 10/31/2017 BY BC Total Acres: 5.41 Total Land Value: 70,330 Market: 0 Agricultural: 0 Common: 70,330 PRINTED 11/17/2026 BY SYS