LOT 37 SHADOW WOOD S/D UNIT 2.

756-1532, 806-1617,

SINGLETON VERNON D/SINGLETON VERNON D
172 SE COMET CT
LAKE CITY, FL 32024

2027

27-6S-17-09784-137

BUILDING CHARACTERISTICS

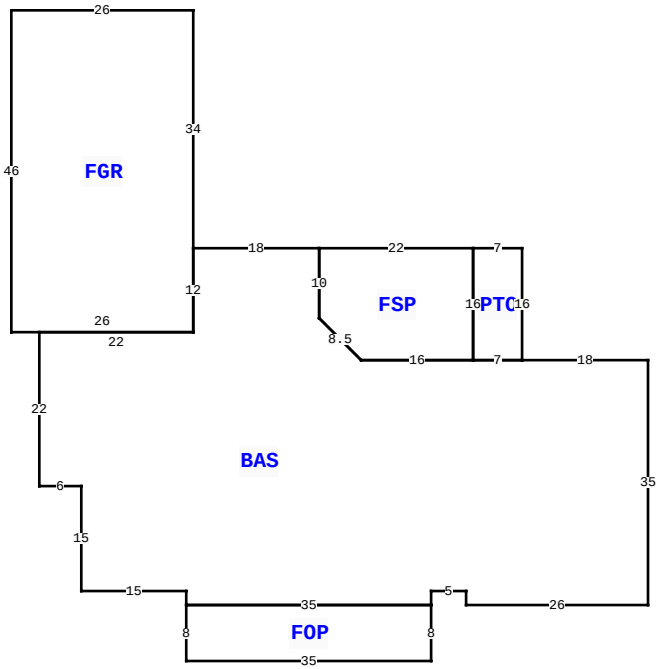
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	3,297	100		3,297	350,575
FGR	1,196	55		658	69,966
FOP	280	30		84	8,932
FSP	334	40		134	14,248
PTO	112	5		6	638
TOTALS	5,219			4,179	444,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,179	127.1864	139.91	584,684	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 3297 HX Base Yr 2002



172 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1,071.00	UT	1.50	1.50	100	2001	2001	3	100	1,607	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		444,360
TOTAL MARKET OB/XF VALUE		4,807
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		514,297
SOH/AGL Deduction		166,482
ASSESSED VALUE		347,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,404
TOTAL JUST VALUE		514,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,364

SALE:1:1: LOT 37 SHADOW WOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053365	Roof Replacement	21,000	06/12/2025
17550	SFR	585	10/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/1617	10/05/1992	WD	Q	V		17,500

GRANTOR: LENVIL H DICKS

GRANTEE: VERNON D & MITZI G

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N16 W7 S16 E7$ W7 FSP= N16 W22 S10 D6 R6 E16$ W16 L6 U6 N10 W18 FGR= N34 W26 S46 E26 N12$ S12 W22 S22 E6 S15 E15 S2 FOP= S8 E35 N8 W35$ E35 N2 E5 S2 E26 N35$.

LAND DESCRIPTION

TOTAL OB/XF 4,807

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 08/12/2025 BY chuck Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS