

LOT 39 SHADOW WOOD S/D UNIT 2.  
756-1532, 768-1737, 888-1446, 97

SAULS TRACY R/SAULS WILLIAM EUGENE JR  
432 SE STARDUST PL  
LAKE CITY, FL 32024

**2026**

27-6S-17-09784-139  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |        |
|--------------------------|------------------|--------------|--------|
| ELEMENT                  | CD               |              |        |
| Exterior Wall            | 31               | VINYL SID    | 100    |
| Exterior Wall            | 00               | N/A          | 0      |
| Roof Structure           | 03               | GABLE/HIP    | 100    |
| Roof Cover               | 12               | MODULAR MT   | 100    |
| Interior Wall            | 05               | DRYWALL      | 100    |
| Interior Floor           | 08               | SHT VINYL    | 100    |
| Interior Floor           | 00               | N/A          | 0      |
| Air Condition            | 03               | CENTRAL      | 100    |
| Heating Type             | 04               | AIR DUCTED   | 100    |
| Bedrooms                 |                  | 2            | 100    |
| Bathrooms                |                  | 1            | 100    |
| Frame                    | 01               | NONE         | 100    |
| Stories                  | 1.               | 1.           | 100    |
| Units                    |                  | 0            | 100    |
| Condition Adj            | 03               | 03           | 100    |
| Kitchen Adjus            | 01               | 01           | 100    |
| Quality                  | 05               | 05           |        |
| 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                      | 728              | 100          | 2026   |
| TOTALS                   | 728              |              | 2026   |
| TOTALS                   | 728              |              | 37,670 |

| MARKET ADJUSTMENTS                                                                                                                           |            |             |             |                               |                  |     |            |      |          |                |           |         |             |       |        |                 |       |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-------------|-------------------------------|------------------|-----|------------|------|----------|----------------|-----------|---------|-------------|-------|--------|-----------------|-------|--|
| TYPE                                                                                                                                         | MDL        | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE                | REPL. COST NEW   | AYB | EYB        | ECON | FNCT     | NORM           | % COND    |         |             |       |        |                 |       |  |
| 1                                                                                                                                            | MANUF      | 1           | 0%          | - 2026                        | Heated Area: 728 |     | HX Base Yr |      |          |                |           |         |             |       |        |                 |       |  |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>52</p> <p>14</p> <p>BAS<br/>2026</p> <p>14</p> <p>52</p> </div> |            |             |             |                               |                  |     |            |      |          |                |           |         |             |       |        |                 |       |  |
| EXTRA FEATURES                                                                                                                               |            |             |             | 324 SE STARDUST PL, LAKE CITY |                  |     |            |      |          |                |           |         |             |       |        |                 |       |  |
| L                                                                                                                                            | 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                                                                                                                                            | 9945       | Well/Sept   | 0           | 0                             | 0                | 0   | 1.00       | UT   | 7,000.00 | 7,000.00       | 100       |         |             |       | 3      | 100             | 7,000 |  |
| 2                                                                                                                                            | 0040       | BARN,POLE   | 0           | 0                             | 0                | 0   | 1.00       | UT   | 0.00     | 0.00           | 100       | 1993    | 1993        |       | 3      | 100             | 1,000 |  |
| TOTALS                                                                                                                                       |            |             |             |                               |                  |     |            |      |          |                |           |         |             | 8,000 |        |                 |       |  |

| COLUMBIA COUNTY PROPERTY  |           |  |  |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 3              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 37,670    |  |  |
| TOTAL MARKET OB/XF VALUE  | 8,000     |  |  |
| TOTAL LAND VALUE - MARKET | 48,945    |  |  |
| TOTAL MARKET VALUE        | 94,615    |  |  |
| SOH/AGL Deduction         | 18,834    |  |  |
| ASSESSED VALUE            | 75,781    |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 75,781    |  |  |
| TOTAL JUST VALUE          | 94,615    |  |  |
| NCON VALUE                | 37,670    |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 45,650    |  |  |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000052660  | Mobile Home       |     | 03/21/2025 |
| 000052590  | Right-of-Way Acce |     | 03/14/2025 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1511/94                        | 3/25/2024 | WD        | U   | I   | 11     | 100        |
| GRANTOR: SAULS TRACY R (F/K/A) |           |           |     |     |        |            |
| GRANTEE: SAULS TRACY R         |           |           |     |     |        |            |
| 1507/952                       | 2/02/2024 | WD        | P   | I   | 98     | 100        |
| GRANTOR: SAULS TRACY R FKA TRA |           |           |     |     |        |            |
| GRANTEE: SAULS TRACY R         |           |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                         |  |
|---------------------------------------------|--|
| BAS=[YR=2026;ORIG=0,-10] W52 S14 E52 N14 \$ |  |

| 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 | 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                   | 0   |   |   | 00       | 0.00  | 0.00  | 5.02        | AC        |   | 1.00     | 1.00   | 0.75    | 13,000.00  | 9,750.00       | 48,945     |                             |      |         |      |     |    |        |

|             |  |            |  |    |  |       |  |                   |  |                          |  |           |  |                 |  |                |  |                           |  |  |  |  |  |
|-------------|--|------------|--|----|--|-------|--|-------------------|--|--------------------------|--|-----------|--|-----------------|--|----------------|--|---------------------------|--|--|--|--|--|
| REVIEW DATE |  | 05/01/2026 |  | BY |  | robin |  | Total Acres: 5.02 |  | Total Land Value: 48,945 |  | Market: 0 |  | Agricultural: 0 |  | Common: 48,945 |  | PRINTED 05/08/2026 BY SYS |  |  |  |  |  |
|-------------|--|------------|--|----|--|-------|--|-------------------|--|--------------------------|--|-----------|--|-----------------|--|----------------|--|---------------------------|--|--|--|--|--|