

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



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		36,324

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 2026</p> <p>14</p> <p>52</p> </div>													
TOTALS				728		728		36,324					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	36,324		
TOTAL MARKET OB/XF VALUE	8,000		
TOTAL LAND VALUE - MARKET	48,945		
TOTAL MARKET VALUE	93,269		
SOH/AGL Deduction	18,834		
ASSESSED VALUE	74,435		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	74,435		
TOTAL JUST VALUE	93,269		
NCON VALUE	36,324		
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						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

TOTAL OB/XF										8,000						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/06/2026			MLU										

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF										8,000									
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	0		00	0.00	0.00	5.02	AC		1.00	1.00	0.75	13,000.00	9,750.00	48,945												