LOT 40 SHADOW WOOD S/D UNIT 2.

756-1532, 768-1737, 888-1446, 97

BEHR JONATHAN/BEHR DEBORAH
1190 OLD MOUNT DORA ROAD
EUSTIS, FL 32726

2026

27-6S-17-09784-140

BUILDING CHARACTERISTICS

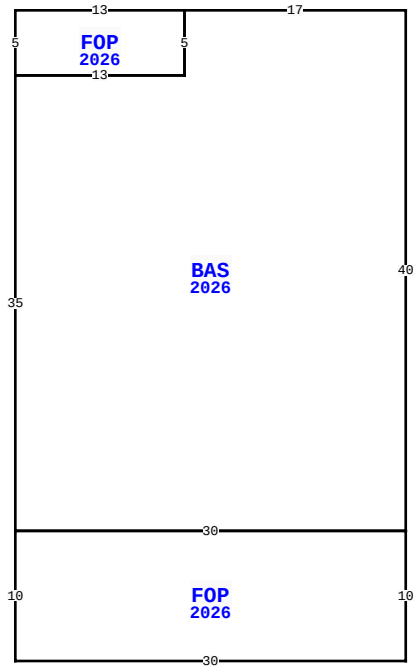
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,135	100	2026	1,135	150,456
FOP	65	30	2026	20	2,651
FOP	300	30	2026	90	11,930
TOTALS	1,500			1,245	165,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,245	116.2800	132.56	165,037	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1135 HX Base Yr



268 SE STARDUST PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,037
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,335
TOTAL MARKET VALUE	214,372
SOH/AGL Deduction	7,664
ASSESSED VALUE	206,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,708
TOTAL JUST VALUE	214,372
NCON VALUE	165,037
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049589	New Residential C	200,000	04/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1624	5/12/2021	WD	Q	V	01	65,000

GRANTOR: WISE TRACY RAE

GRANTEE: BEHR JONATHAN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=85,24] E30 S10 W30 N10 $
FOP=[YR=2026;ORIG=85,-16] E13 S5 W13 N5 $
BAS=[YR=2026;ORIG=115,-16] W17 S5 W13 S35 E30 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		00	0.00	0.00	5.06	AC		1.00	1.00	0.75	13,000.00	9,750.00	49,335							

REVIEW DATE 02/27/2026 BY robin Total Acres: 5.06 Total Land Value: 49,335 Market: 0 Agricultural: 0 Common: 49,335 PRINTED 05/08/2026 BY SYS