

LOT 44 SHADOW WOOD S/D UNIT 2.
756-1532, 806-1682, 813-827, WD

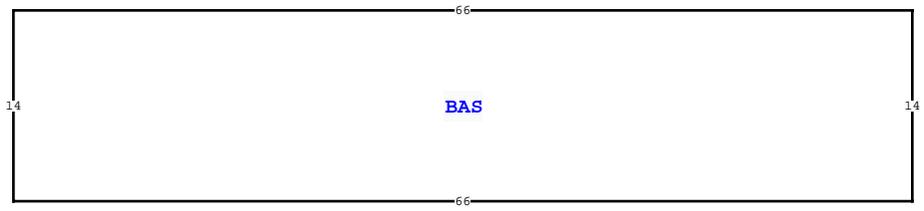
DUNAWAY WESLEY G II
103 SE STARDUST PL
LAKE CITY, FL 32024

2026

27-6S-17-09784-144
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
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	924	100	
TOTALS	924		15,176

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2007		Heated Area: 924					HX Base Yr	2007



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			15,176
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			67,340
TOTAL MARKET VALUE			91,416
SOH/AGL Deduction			46,195
ASSESSED VALUE			45,221
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			20,221
TOTAL JUST VALUE			91,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,151
SALE:2:1: LOT 44 SHADOW WOOD UNIT 2			
SALE:1:1: IN LIEU OF FORECLOSURE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
24018	M H	439	01/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0471	12/01/2006	WD	Q	V	03	19,000
GRANTOR: LENVIL DICKS						
GRANTEE: WESLEY G DUNAWAY II						
0813/0827	11/03/1995	WD	U	V	09	9,100
GRANTOR: DAMATO						
GRANTEE: LENVIL DICKS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2013
2	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2013
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2017
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2017

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W66 S14 E66 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 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	100		00	0.00	0.00	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							