

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

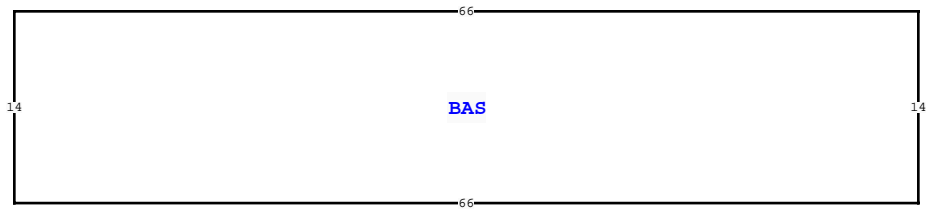
DUNAWAY WESLEY G II  
103 SE STARDUST PL  
LAKE CITY, FL 32024

**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

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		36,128	1985	1985	0	0	60.00	40.00



VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			14,451
TOTAL MARKET OB/XF VALUE			8,900
TOTAL LAND VALUE - MARKET			67,340
TOTAL MARKET VALUE			90,691
SOH/AGL Deduction			45,470
ASSESSED VALUE			45,221
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			20,221
TOTAL JUST VALUE			90,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,151

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
BAS	924	100
TOTALS	924	14,451

103 SE STARDUST PL, LAKE CITY

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

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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	100	

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							