LOTS 49 SHADOW WOOD S/D UNIT 2
ORB 756-1532, 762-732, 798-1995,

COMBS JOSEPH D/COMBS KELLY M
986 SE SHADOWWOOD DR
LAKE CITY, FL 32024

2026

27-6S-17-09784-149

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	66,300
TOTAL MARKET VALUE	73,300
SOH/AGL Deduction	12,539
ASSESSED VALUE	60,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,761
TOTAL JUST VALUE	73,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,000

SALE:2:1: FOR LOTS 49 & 50 SHADOW WOOD UNIT 2- 10.

SALE:1:1: LOTS 49 & 50 SHADOW WOOD UNIT II REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10482	PUMP/UTPOL	30	11/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/2433	7/29/2013	WD	U	V	30	100
GRANTOR: JOSEPH COMBS & KELLY						
GRANTEE: JOSEPH COMBS & KELL						
1203/0635	10/11/2010	QC	U	V	16	100
GRANTOR: JOYCE A PAPADOPOULAS						
GRANTEE: JOSEPH COMBS						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	5.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,300							

REVIEW DATE 11/01/2017 BY BC Total Acres: 5.10 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 06/25/2026 BY SYS