

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 51,000 TOTAL MARKET VALUE 58,000 SOH/AGL Deduction 0 ASSESSED VALUE 58,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 58,000 TOTAL JUST VALUE 58,000 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																																	
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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 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																							
LAND DESCRIPTION										TOTAL OB/XF 7,000																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10,000.00	10,000.00	51,000																																				
REVIEW DATE 11/01/2017 BY BC Total Acres: 5.10 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 04/08/2026 BY SYS																																																					