

LOT 54 SHADOW WOOD SD UNIT 2.  
756-1532, 806-1620, 817-2250, WD

LENGACHER GERALD D/LENGACHER MELISSA M  
376 SE MEMORY LN  
LAKE CITY, FL 32024

2026

27-6S-17-09784-154



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	1,920	100	
TOTALS	1,920		1,920 216,558

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	3	100% - 2022																				
Heated Area: 1920						HX Base Yr 2022																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2024		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		216,558	
TOTAL MARKET OB/XF VALUE		34,760	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		301,418	
SOH/AGL Deduction		144,769	
ASSESSED VALUE		156,649	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		105,238	
TOTAL JUST VALUE		301,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042226	Mobile Home		06/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1014	1/19/2021	WD	Q	V	01	58,000
GRANTOR: PADGETT CATHERINE L						
GRANTEE: LENGACHER GERALD D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=19,13] E64 S30 W64 N30 \$	

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	0040	BARN,POLE	0	100	36	36	UT	10.00	10.00	100	2022	2021		100	12,960	
2	0040	BARN,POLE	0	100	40	30	UT	8.00	8.00	100	2022	2021		100	9,600	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
5	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100			3	100	4,000	
TOTAL OB/XF 34,760																

LAND DESCRIPTION															TOTAL OB/XF 34,760									
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	0200	C	MBL HM	100					5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							