LOT 58 SHADOW WOOD S/D UNIT 2.
ORB 756-1532, 806-1868, CT 920-2

BANNER CODY C/BANNER HOLLY M
530 SE SHADOW WOOD DR
LAKE CITY, FL 32024

2027

27-6S-17-09784-158

BUILDING CHARACTERISTICS

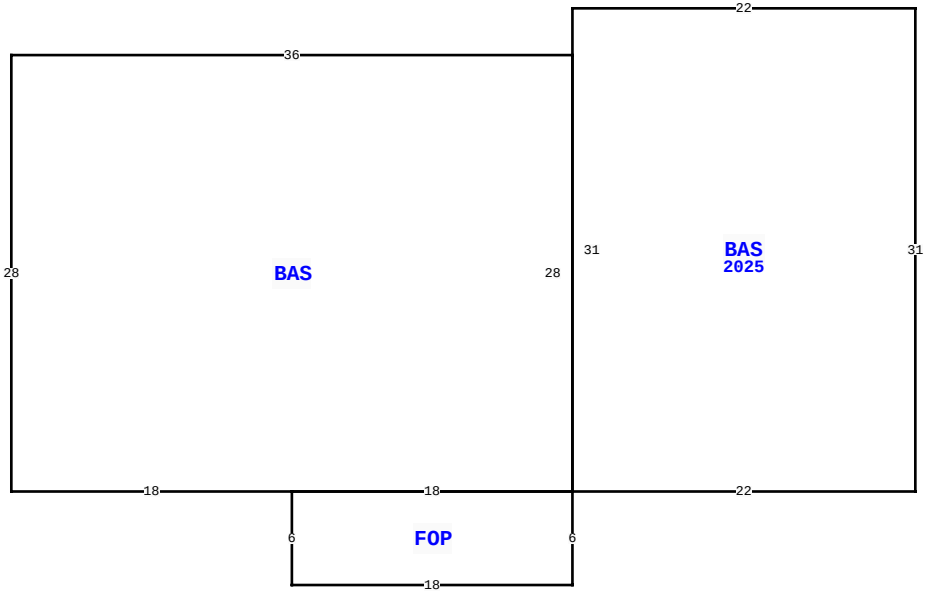
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,008	100		1,008	105,056
BAS	682	100	2025	682	71,079
FOP	108	30		32	3,335
TOTALS	1,798			1,722	179,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	115.5420	127.10	218,866	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2008 Heated Area: 1690 HX Base Yr 2008



530 SE SHADOW WOOD DR, LAKE CITY

BLD DATE	07/14/1998	MO	LGL DATE		
XF DATE	07/14/1998	MO	LAND DATE	05/06/2026	MLU
INC DATE			AG DATE		

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,470
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		65,780
TOTAL MARKET VALUE		245,850
SOH/AGL Deduction		62,773
ASSESSED VALUE		183,077
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,666
TOTAL JUST VALUE		245,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,112

SALE:1:1: RECORDING OLD SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047111	Additions	130,000	05/02/2023
24594	SFR	341	06/05/2006
14197	M H	125	06/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/1863	9/22/2005	WD	Q	V		77,000
GRANTOR: CLARKE						
GRANTEE: BANNER						
0943/2429	1/04/2002	WD	P	V	99	27,500
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: JOHN L & TAMMY L CL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S28 E18 E18 N28 $
FOP=[ORIG=-18,28] S6 E18 N6 W18 $
BAS=[YR=2025;ORIG=0,-3] E22 S31 W22 N31 $
.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0100	C	SFR	100		00	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780							

REVIEW DATE 04/29/2026 BY robin Total Acres: 5.06 Total Land Value: 65,780 Market: 0 Agricultural: 0 Common: 65,780 PRINTED 11/17/2026 BY SYS