LOT 9 SHADOW WOOD S/D UNIT 2.

756-1532, 833-294, 922-2610, 975

SHEGAN CASH
187SW LOXLEY GLN
LAKE CITY, FL 32024

2027

27-6S-17-09784-169

BUILDING CHARACTERISTICS

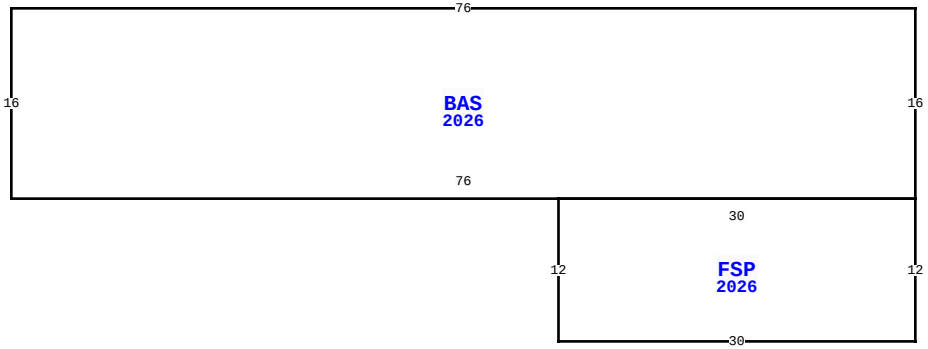
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	5000	IMPROVED AG
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	1,216	100	2026	1,216	60,994
FSP	360	40	2026	144	7,223
TOTALS	1,576			1,360	68,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,360	114.0000	91.20	124,032	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1216 HX Base Yr



187 SE LOXLEY GLN, LAKE CITY

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

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	2026	2025		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,218
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	50,120
TOTAL MARKET VALUE	88,858
SOH/AGL Deduction	0
ASSESSED VALUE	88,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,858
TOTAL JUST VALUE	125,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/109	10/16/2026	WD	Q	I	01	180,000
GRANTOR: CROENNE MICHELLE						
GRANTEE: SHEGAN CASH						
1373/0124	11/21/2018	WD	Q	I	01	46,000
GRANTOR: DEBORAH R & RICHARD A						
GRANTEE: DAVID & MICHELLE CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=18,7] E76 S16 W76 N16 $
FSP=[YR=2026;ORIG=64,23] E30 S12 W30 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0200	C	MBL HM	0					1.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,120							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,000							

REVIEW DATE 04/14/2026 BY AJ Total Acres: 5.01 Total Land Value: 13,240 Market: 38,000 Agricultural: 1,120 Common: 12,120 PRINTED 11/17/2026 BY SYS