LOT 22 EX 0.78 AC DESC QC 784-41
SHADOW WOOD S/D UNIT 2.

HEWES VIRGINIA A
471 SE MISTY GLN
LAKE CITY, FL 32024

2025

27-6S-17-09784-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

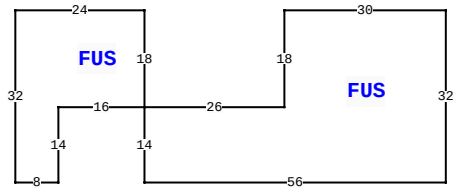
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.010	1.00/

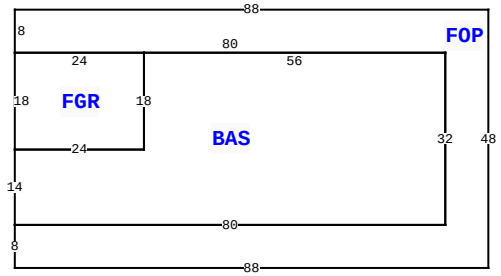
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	141,335
FGR	432	55	238	15,807
FOP	1,664	30	499	33,142
FUS	544	100	544	36,131
FUS	1,324	100	1,324	87,936
TOTALS	6,092		4,733	314,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,733	97.3161	102.18	483,618	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1995 Heated Area: 3996 HX Base Yr 1995





471 SE MISTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		314,352
TOTAL MARKET OB/XF VALUE		4,106
TOTAL LAND VALUE - MARKET		69,300
TOTAL MARKET VALUE		387,758
SOH/AGL Deduction		120,169
ASSESSED VALUE		267,589
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		212,589
TOTAL JUST VALUE		387,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,758

SALE:1:1: LOTS 22 & 23 SHADOW WOOD UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7805	SFR	45,000	11/22/1993
6765	SFR	58,000	01/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1482/1806	1/11/2023	LE	U	I	14	100
GRANTOR: HEWES VIRGINIA A						
GRANTEE: HEWES VIRGINIA A (E						
1197/2680	7/19/2010	WD	U	I	11	100
GRANTOR: CLOYD D HEWES & VIRGI						
GRANTEE: CLOYD D HEWES & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S14 FOP= S8 E88 N48 W88S8 E80 S32 W80$ E80 N32 W56 FGR= W24 S18 E24 N18$ S18 W24$ PTR= N50 FUS= N32 W30 S18 W26 FUS= N18 W24 S32 E8 N14 E16$ S14 E56$ S50$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	433.00	UT	1.40	1.40	100	0	0	3	100	606	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,106

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	9.24	AC		1.00	1.00	0.75	10,000.00	7,500.00	69,300							

REVIEW DATE 10/31/2017 BY BC Total Acres: 9.24 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 10/30/2024 BY SYS