LOT 1 BLOCK A SUWANNEE VALLEY ES
404-547, 589-151, LE 1345-536, D

HOUGH DONALD EDWARD
139 NW SPARR LN
LAKE CITY, FL 32055

2025

22-2S-16-01716-001

BUILDING CHARACTERISTICS

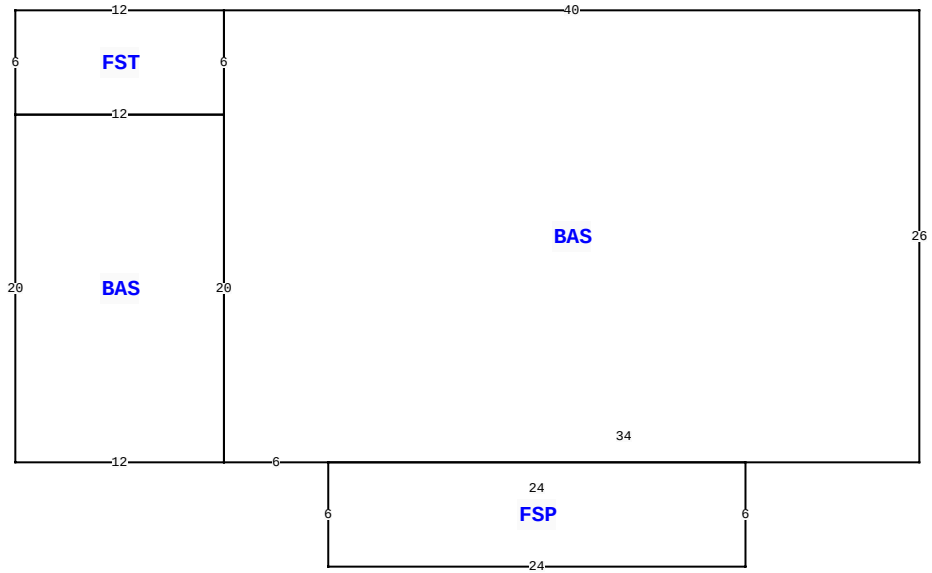
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	19,051
BAS	1,040	100	1,040	82,553
FSP	144	40	58	4,604
FST	72	55	40	3,175
TOTALS	1,496		1,378	109,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,378	116.3000	122.12	168,281	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1280 HX Base Yr 2018



139 NW SPARR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2023 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		109,383
TOTAL MARKET OB/XF VALUE		930
TOTAL LAND VALUE - MARKET		10,200
TOTAL MARKET VALUE		120,513
SOH/AGL Deduction		51,674
ASSESSED VALUE		68,839
TOTAL EXEMPTION VALUE	HX HB	43,839
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,513

LAND:1:1: 0.32 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0536	8/27/2017	LE	U	I	14	0

GRANTOR: MARY SHARON DRIGGER (

GRANTEE: DONALD EDWARD HOUGH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S6 E12 N6$S6 BAS= W12 S20 E12 N20$ S20 E6
FSP= S6 E24 N6 W24$ E34 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	630	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 930

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		RSF-	1139.00	100.00	1.00	LT		1.00	1.00	1.00	10,200.00	10,200.00	10,200							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.32 Total Land Value: 10,200 Market: 0 Agricultural: 0 Common: 10,200 PRINTED 12/31/2024 BY SYS