LOT 46 SEC 1 THREE RIVERS ESTATE
493-407, 822-2133, 931-877, 983-

SPRADLEY DONALD B/SPRADLEY DOROTHY S
8040 US HIGHWAY 441 NORTH
LAKE CITY, FL 32055

2025

00-00-00-00562-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	100000.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100		598	49,819
BAS	936	100		936	77,978
FGR	169	55		93	7,748
FOP	345	30		104	8,664
FUS	364	100		364	30,325
UOP	416	20		83	6,915
UOP	540	20		108	8,998
UOP	576	20		115	9,581
UST	169	45		76	6,332
TOTALS	4,113			2,477	206,359

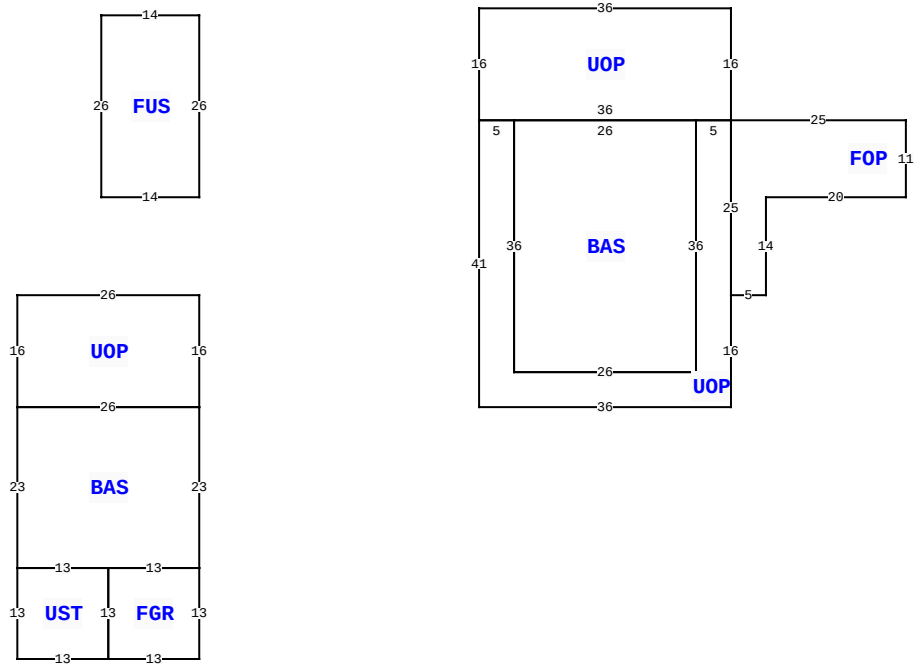
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,477	113.8074	138.85	343,931	1982	1990	0	0	0	40.00	60.00

1 SFR PILING – 0% - 0

Heated Area: 1898

HX Base Yr



1056 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,359
TOTAL MARKET OB/XF VALUE	4,319
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	330,678
SOH/AGL Deduction	0
ASSESSED VALUE	330,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,678
TOTAL JUST VALUE	330,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,833

XFOB:1:1: UNABLE T0 TRAVERSE UOP ADD IT AS XFOB

SALE:1:1: 1/2 UNDIV INT EACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/1419	9/23/2009	WD	Q	I	01	255,000
GRANTOR: STEPHEN W ELLIS						
GRANTEE: DONALD & DOROTHY SP						
0983/1400	5/14/2003	WD	Q	I		290,000
GRANTOR: BETTY CHURCH						
GRANTEE: STEPHEN W ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=71,-41] W26 S36 E26 N36 $
BAS=[ORIG=0,0] W26 S23 E13 E13 N23 $
UOP=[ORIG=76,-41] N16 W36 S16 E36 $
UOP=[ORIG=40,0] E36 N16 N25 W5 S36 W26 N36 W5 S41 $
UOP=[ORIG=0,0] N16 W26 S16 E26 $
FUS=[ORIG=0,-30] N26 W14 S26 E14 $
FOP=[ORIG=76,-16] E5 N14 E20 N11 W25 S25 $
UST=[ORIG=-26,23] S13 E13 N13 W13 $
FGR=[ORIG=-13,23] S13 E13 N13 W13 $
.

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	0261	PRCH, UOP	0	0	0	0	200.00	UT	6.50	6.50	100	0	0	3	100	1,300	
2	0084	DOCK-RIVER	0	0	0	0	486.00	UT	14.50	14.50	100	1982	1982	3	40	2,819	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,319

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0		A-1	100.00	411.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 03/02/2016 BY DF Total Acres: 0.94 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 05/16/2025 BY SYS