W DIV: LOTS 21 THRU 23 BLK 4 MAF
S/D.

ADEL DANIEL
957 SW SPRING LN
LAKE CITY, FL 32025

2026

00-00-00-12540-000

BUILDING CHARACTERISTICS

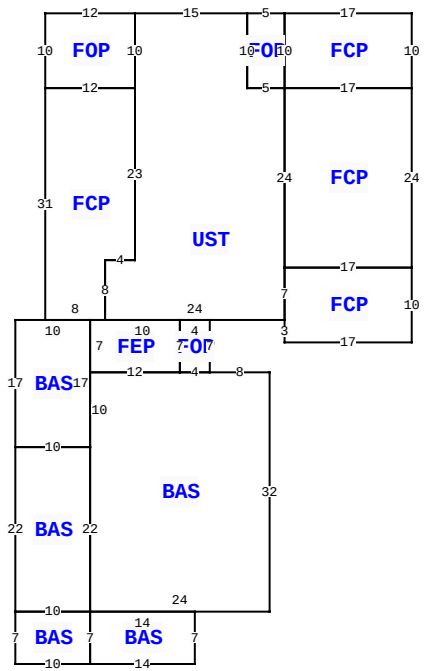
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	5,279
BAS	98	100		98	7,391
BAS	170	100		170	12,821
BAS	220	100		220	16,593
BAS	768	100		768	57,922
FCP	170	25		42	3,167
FCP	170	25		42	3,167
FCP	340	25		85	6,411
FCP	408	25		102	7,693
FEP	84	80		67	5,053
TOTALS	3,498			2,084	157,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,084	103.5960	116.03	241,807	1940	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1326 HX Base Yr 2002



** This building has 14 Sub-Areas

957 SW SPRING LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		157,175
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		17,812
TOTAL MARKET VALUE		175,787
SOH/AGL Deduction		75,821
ASSESSED VALUE		99,966
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,244
TOTAL JUST VALUE		175,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
315	ADDN SFR	50	08/26/2014
283	GARAGE	50	08/02/2007
3024	ADDN SFR	52	08/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2125	5/26/2022	LE	U	I	14	100
GRANTOR: ADEL DANIEL						
GRANTEE: ADEL DANIEL (LIFE E						
1170/0747	3/30/2009	WD	Q	V	01	16,600
GRANTOR: BRIAN F & KARENA J CR						
GRANTEE: DANIEL ADEL						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W15 FOP= W12 S10 E12 N10$ S10 FCP= W12 S31 E8 N8 E4 N23$ S23 W4 S8 FEP= W2 BAS= W10 S17 E10 N17$ S7 BAS= S10 BAS= W10 S22 E10 N22$ S22 BAS= W10 S7 E10 N7$ BAS= S7 E14 N7 W14$ E24 N32 W8 FOP= N7 W4 S7 E4$ W4 W12$ E12 N7 W10$ E24 FCP= S3 E17 N10 W17 S7$ N7 FCP= E17 N24 W17 S24$ N24 FCP= E17 N10 W17 S10$ FOP= N10 W5 S10 E5$ W5 N10$.

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	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 800

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	0100	C	SFR	100		*RSF	-270.00	125.00	8,750.00	SF		1.00	1.00	1.00	0.95	0.95	8,312							
2	0000	C	VAC RES	100		*RSF	-280.00	125.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.43 Total Land Value: 17,812 Market: 0 Agricultural: 0 Common: 17,812 PRINTED 11/18/2025 BY SYS