W DIV: LOT 7 BLOCK 5 MCFARLANE P

593-737, 738, DC 819-2043, 823-1

MCDOWELL HEATHER L
982 SW SPRING LN
LAKE CITY, FL 32025

2026

00-00-00-12547-000

BUILDING CHARACTERISTICS

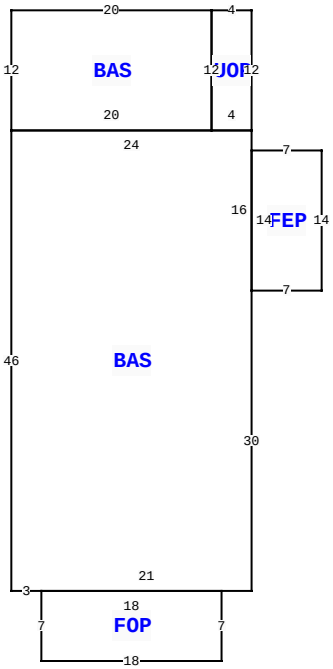
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	03	03
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	240	100		240	16,580
BAS	1,104	100		1,104	76,266
FEP	98	80		78	5,389
FOP	126	30		38	2,625
UOP	48	20		10	691
TOTALS	1,616			1,470	101,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	94.8915	106.28	156,232	1940	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1344 HX Base Yr



982 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	101,551
TOTAL MARKET OB/XF VALUE	808
TOTAL LAND VALUE - MARKET	5,938
TOTAL MARKET VALUE	108,297
SOH/AGL Deduction	0
ASSESSED VALUE	108,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,297
TOTAL JUST VALUE	108,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2440	5/19/2023	QC	U	I	11	100
GRANTOR: MCDOWELL VONDA						
GRANTEE: MCDOWELL HEATHER L						
1108/2476	12/29/2006	WD	Q	I		76,500
GRANTOR: FERRELL DAWN COURSON						
GRANTEE: VONDA MCDOWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S46 E3 FOP= S7 E18 N7 W18$ E21 N30 FEP= E7 N14 W7 S14$ N16$ UOP= N12 W4 BAS= W20 S12 E20 N12$ S12 E4$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	0	8	11	88.00	UT	3.50	3.50	100	1993	1993	3	100	308	

LAND DESCRIPTION

TOTAL OB/XF 808

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	0		*RSF-	250.00	125.00	6,250.00	SF		1.00	1.00	1.00	0.95	0.95	5,938							

REVIEW DATE 08/30/2016 BY DF Total Acres: 0.14 Total Land Value: 5,938 Market: 0 Agricultural: 0 Common: 5,938 PRINTED 11/18/2025 BY SYS