

W DIV: LOTS 7 & 8 BLOCK 19 MCFAR
681-304, 801-1025, WD 1471-1890,

HERNDON RICHARD KYLE/HERNDON LYNDSEY ERIN
551 NW SPRADLEY RD
LAKE CITY, FL 32055

2026

00-00-00-12611-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

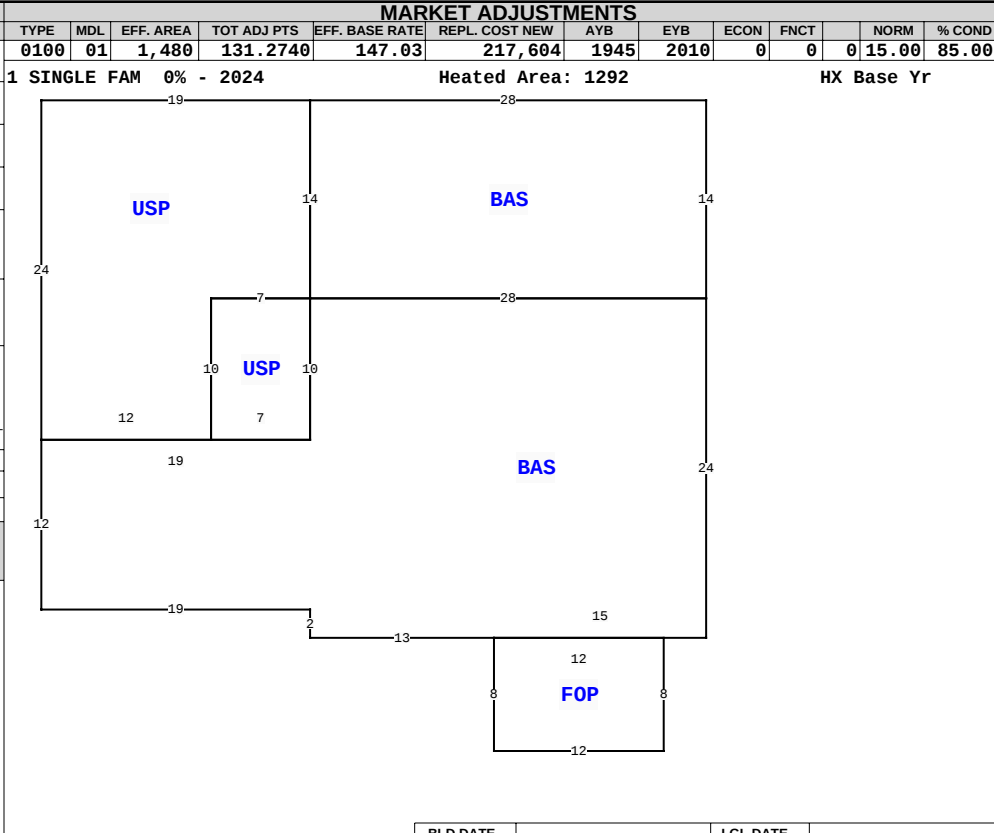
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100		392	48,991
BAS	900	100		900	112,478
FOP	96	30		29	3,624
USP	70	35		24	3,000
USP	386	35		135	16,872

TOTALS	1,844			1,480	184,963
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	12	12	144.00	UT	1.50	1.50	
2	0251	LEAN TO W/	0	0	10	12	120.00	UT	1.50	1.50	
3	0166	CONC, PAVMT	0	0	10	20	200.00	UT	1.50	1.50	
4	0070	CARPORT UF	0	0	20	24	480.00	UT	1.50	1.50	
5	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		*RSF	200.00	145.00	7,250.00	SF	
2	0000	C	VAC RES	0		*RSF	200.00	145.00	7,250.00	SF	



254 SW WALL TER, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,316											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	184,963		
TOTAL MARKET OB/XF VALUE	2,316		
TOTAL LAND VALUE - MARKET	13,776		
TOTAL MARKET VALUE	201,055		
SOH/AGL Deduction	0		
ASSESSED VALUE	201,055		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	201,055		
TOTAL JUST VALUE	201,055		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	203,231		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045799	Roof Replacement	5,000	10/28/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1497/1290	8/17/2023	WD	Q	I	01
GRANTOR: DIY DEVELOPMENT, LLC					242,500
GRANTEE: HERNDON RICHARD KYL					
1482/1320	1/05/2023	WD	U	I	11
GRANTOR: MCDONALD RODNEY D					0
GRANTEE: DIY DEVELOPMENT, LL					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W28 USP= W7 S10 E7 N10S\$10 W19 S12 E19 S2 E13 FOP= S8 E12 N8 W12\$ E15 N24 \$ BAS= N14 W28 USP= W19 S24 E12 N10 E7 N14\$ S14 E28\$.											