LOTS 45 & 46 FRANK THOMAS UNR S/
COMM NE COR OF SW1/4 OF NE1/4, R
POB, W 561.38 FT, N 312 FT, SE 5

SPIVEY KAREN/RUDMAN GARY W
238 NE SPIVEY LANE
LAKE CITY, FL 32055

2026

01-2S-17-04659-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

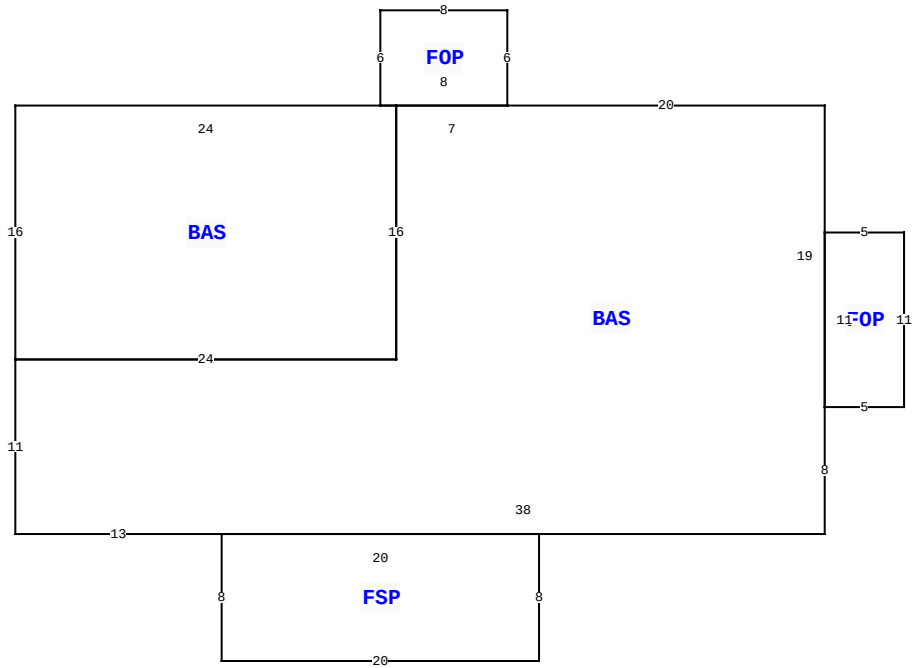
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	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 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	29,557
BAS	993	100		993	76,434
FOP	48	30		14	1,078
FOP	55	30		16	1,232
FSP	160	40		64	4,926
TOTALS	1,640			1,471	113,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	105.7320	118.42	174,196	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1377 HX Base Yr



238 NE SPIVEY LN, LAKE CITY

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	113,227
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	15,960
TOTAL MARKET VALUE	132,587
SOH/AGL Deduction	0
ASSESSED VALUE	132,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,587
TOTAL JUST VALUE	132,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17527	ADDN SFR	160	01/12/2000
15058	M H	125	02/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1236/2403	6/14/2012	QC	U	I	11	100

GRANTOR: CHARLES D SPIVEY & KA

GRANTEE: CHARLES D SPIVEY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S16 E24 N16 BAS= S16 W24 S11 E13 FSP= S8E20 N8 W20$ E38 N8 FOP= E5 N11 W5 S11$ N19 W20 FOP= N6 W8 S6 E8$ W7$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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		A-1	0.00	0.00	2.85	AC		1.00	1.00	1.00	5,600.00	5,600.00	15,960							

REVIEW DATE 07/24/2015 BY DF Total Acres: 2.85 Total Land Value: 15,960 Market: 0 Agricultural: 0 Common: 15,960 PRINTED 11/18/2025 BY SYS