LOTS 49 & 50 FRANK THOMAS UNR S/
COMM AT NE COR OF NW1/4 OF NE1/4
FT FOR A POB, RUN S 766.21 FT, W

CLARK CARL EDWARD/CLARK DENISE JEAN
259 NE SPIVEY LN
LAKE CITY, FL 32055

**2026**

**01-2S-17-04659-023**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |

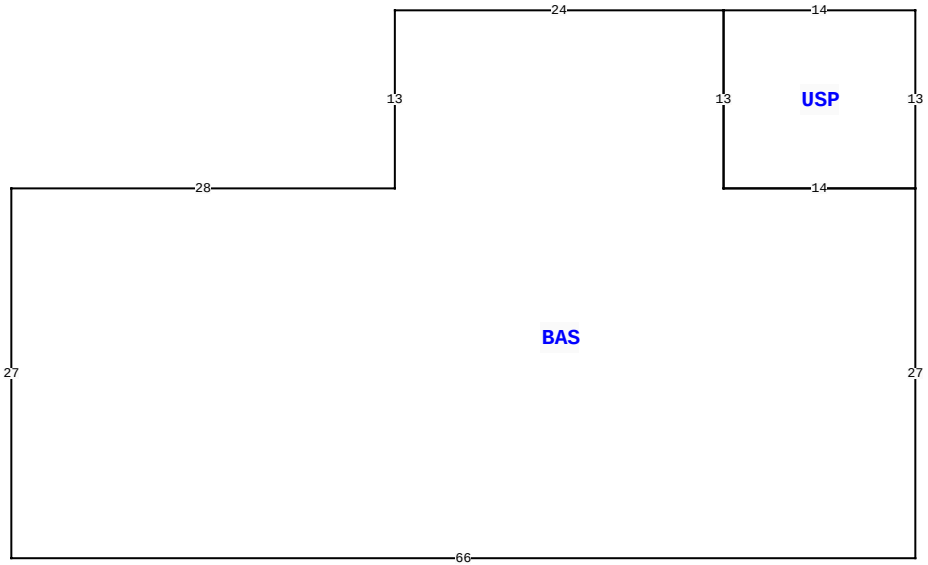
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 1217.0100 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,094 | 100 | | 2,094 | 155,894 |
| USP | 182 | 35 | | 64 | 4,765 |
| TOTALS | 2,276 | | | 2,158 | 160,659 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,158 | 144.0000 | 135.36 | 292,107 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2022 Heated Area: 2094 HX Base Yr 2022




259 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 | | 160,659 |
| TOTAL MARKET OB/XF VALUE | | 8,600 |
| TOTAL LAND VALUE - MARKET | | 19,668 |
| TOTAL MARKET VALUE | | 188,927 |
| SOH/AGL Deduction | | 114,444 |
| ASSESSED VALUE | | 74,483 |
| TOTAL EXEMPTION VALUE | HX HB | 49,483 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 188,927 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 188,927 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38558 | MAINT/ALTR | 75 | 09/05/2019 |
| 23773 | M H | 521 | 10/25/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1135/2594 | 11/09/2007 | WD | Q | I | | 192,500 |
| GRANTOR: CHRISTINA LORD | | | | | | |
| GRANTEE: CARL EDWARD & DENIS | | | | | | |
| 1060/1870 | 9/16/2005 | WD | Q | V | | 52,500 |
| GRANTOR: SEPPALA | | | | | | |
| GRANTEE: CHRISTINA LORD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 N13 W24 S13 W28 S27 E66 N27$ USP= N13 W14 S13 E14$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,600

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 5.96 | AC | | 1.00 | 1.00 | 1.00 | 3,300.00 | 3,300.00 | 19,668 | | | | | | | |

REVIEW DATE 10/01/2019 BY RP Total Acres: 5.96 Total Land Value: 19,668 Market: 0 Agricultural: 0 Common: 19,668 PRINTED 11/18/2025 BY SYS