

LOT 6 PINE TREE ESTATES S/D.
670-022-24, 782-657, 788-489, 78

SPRADLIN BRUCE W/SPRADLIN SHARON S
308 SW REMINGTON CT
LAKE CITY, FL 32024

2026

03-6S-17-09578-006

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		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		05 05			
DOR CODE		0200 MOBILE HOME			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		3617.0100		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
FSP	200	40		80	2,225
UOP	150	25		38	1,057
UOP	200	25		50	1,391
TOTALS	2,062			1,680	46,731

MARKET ADJUSTMENTS

2 MOBILE HME 100% - 1996

Heated Area: 1512

HX Base Yr 1996

Floor plan diagram showing areas: BAS (Basement), FSP (Front Porch), UOP (Unfinished Porch), and UOP (Unfinished Porch). Dimensions are provided for each area and overall lot dimensions.

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/05/2023 MLU

308 SW REMINGTON CT, LAKE CITY

EXTRA FEATURES															308 SW REMINGTON CT, LAKE CITY			XF DATE INC DATE		LAND DATE AG DATE		05/05/2023	MLU
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	0294	SHED WOOD/	0	100	8	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	800							
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2004	2004	3	100	1,800							
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000							
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500							
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500							
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500							
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500							

LAND DESCRIPTION										TOTAL OB/XF										13,600									
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	0102	C	SFR/MH	100		00	0.00	0.00	4.48	AC		1.00	1.00	1.00	8,500.00	8,500.00	38,080												
REVIEW DATE		09/27/2017		BY	BC		Total Acres: 4.48			Total Land Value: 38,080				Market: 0		Agricultural: 0		Common: 38,080		PRINTED 11/06/2025 BY SYS									

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

46,731

TOTAL MARKET OB/XF VALUE

13,600

TOTAL LAND VALUE - MARKET

38,080

TOTAL MARKET VALUE

98,411

SOH/AGL Deduction

25,695

ASSESSED VALUE

72,716

TOTAL EXEMPTION VALUE

HX HB VX

52,716

BASE TAXABLE VALUE

20,000

TOTAL JUST VALUE

98,411

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

98,411

SALE:2:1: SALE TOO LOW - DICKS IS IN REAL ESTATE

BLDG:1:1: SEABREEZE MH

PRMT:1:1: 12X60

PERMIT NUM

DESCRIPTION

AMT

ISSUED

11607

M H

125

09/03/1996

9176

M H

125

12/14/1994

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0815/0991

12/01/1995

WD

Q

V

15,000

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: BRUCE W & SHARON S

0788/0489

1/31/1994

WD

U

V

12

8,400

GRANTOR: D M HALE, THOMAS O HA

GRANTEE: LENVIL H DICKS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N10 W20 S10 E20\$ W20 FSP= N10 W20 S10 E20\$ W29 S27 E9 UOP= S10 E15 N10 W15\$ E47 N27\$.