COMM SE COR OF SW1/4 OF SE1/4, R
FT FOR POB, CONT W 282.30 FT TO
NW ALONG R/W 927.37 FT, E 518.57

SPRADLEY BOSEPHUS GORDON
530 NW SCARBOROUGH LN
LAKE CITY, FL 32055

2026

08-1S-17-04507-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

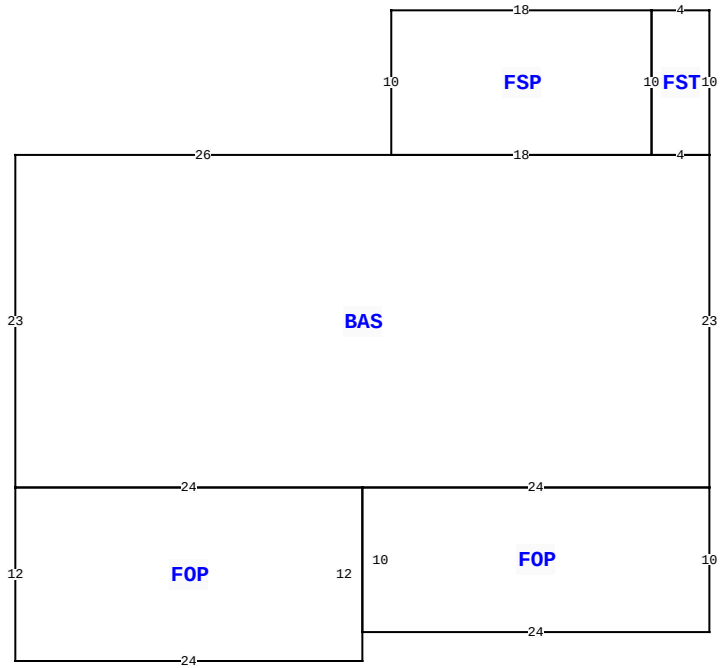
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	1117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	30,179
FOP	240	35		84	2,296
FOP	288	35		101	2,761
FSP	180	40		72	1,968
FST	40	55		22	601
TOTALS	1,852			1,383	37,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,383	113.9000	68.34	94,514	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



15831 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,806
TOTAL MARKET OB/XF VALUE	7,900
TOTAL LAND VALUE - MARKET	51,675
TOTAL MARKET VALUE	97,381
SOH/AGL Deduction	24,905
ASSESSED VALUE	72,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,476
TOTAL JUST VALUE	97,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,381

SALE:1:1: 9.14 ACRES

XFOB:1:1: TWIN MANOR/HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0927/2609	6/01/2001	WD	Q	I		60,000

GRANTOR: E BRIM
GRANTEE: BO SEPHUS G SPRADLE

0880/1626	5/10/1999	WD	Q	I		53,200

GRANTOR: READ
GRANTEE: BRIM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S23 FOP= S12 E24 N12 W24$ E24 FOP= S10 E24 N10W24$ E24 N23 FST= N10 W4 S10 E4$ W4 FSP= N10 W18 S10 E18$ W18$.

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	0070	CARPORT UF	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,900

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	0		00	0.00	0.00	7.95	AC		1.00	1.00	1.00	6,500.00	6,500.00	51,675							

REVIEW DATE 07/16/2015 BY DF Total Acres: 7.95 Total Land Value: 51,675 Market: 0 Agricultural: 0 Common: 51,675 PRINTED 10/10/2025 BY SYS