LOT 14 HUNTERS LANDING S/D.
AG 1002-1963, WD 1311-1617,

SPRADLEY WAYNE C/MORGAN CHARLES DANIEL
342 NW PATRIOT CT
LAKE CITY, FL 32055

2026

13-3S-16-02100-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

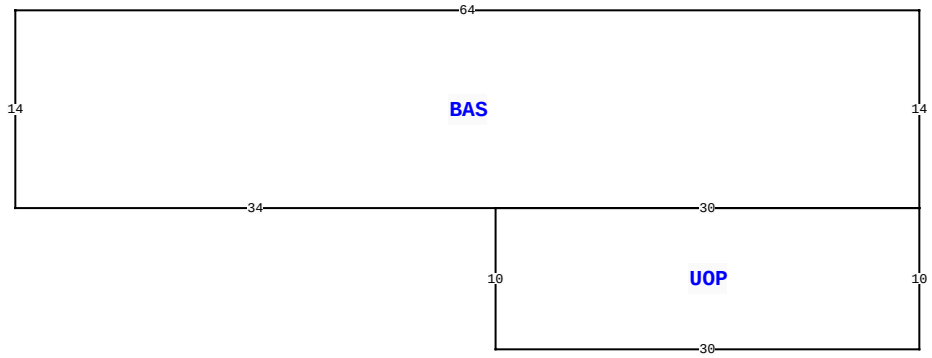
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	12,368
UOP	300	25		75	1,035
TOTALS	1,196			971	13,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	971	57.5100	34.51	33,509	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr



342 NW PATRIOT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,404
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	38,904
SOH/AGL Deduction	4,440
ASSESSED VALUE	34,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,464
TOTAL JUST VALUE	38,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1380/1138	5/17/2016	WD	U	I	11	100
GRANTOR: WAYNE C SPRADLEY						
GRANTEE: WAYNE C SPRADLEY &						
1311/1617	3/03/2016	WD	U	I	34	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: WAYNE C SPRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E34 UOP= S10 E30 N10 W30$ E30 N14$.

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	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 7,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/11/2023 BY KS Total Acres: 2.13 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS