COMM NE COR OF SE1/4, S 30 FT TO FOXWOOD ACRES, ALSO BEING S R/W ALONG R/W 1118.40 FT FOR POB, RU

SPRADLEY MICHAEL S/SPRADLEY NATASHA K
398 SW CATES STREET
LAKE CITY, FL 32024

2026

15-5S-16-03622-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

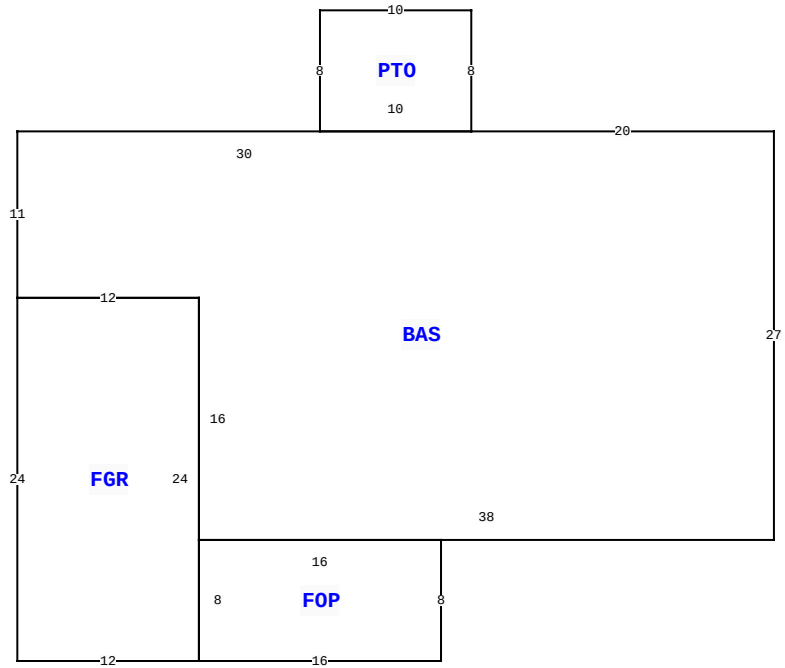
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,158	100		1,158	95,601
FGR	288	55		158	13,044
FOP	128	30		38	3,137
PTO	80	5		4	330
TOTALS	1,654			1,358	112,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,358	113.4000	127.01	172,480	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1158 HX Base Yr



398 SW CATES ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,112
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		138,740
TOTAL MARKET VALUE		127,987
SOH/AGL Deduction		41,990
ASSESSED VALUE		85,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,275
TOTAL JUST VALUE		251,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/847	12/21/2021	WD	U	I	30	0
GRANTOR: SPRADLEY MICHAEL S						
GRANTEE: SPRADLEY MICHAEL S						
1455/788	12/21/2021	WD	U	I	11	100
GRANTOR: SPRADLEY MICHAEL						
GRANTEE: SPRADLEY MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N8 W10 S8 E10$ W30 S11 FGR= S24 E12 N24 W12$ E12 S16 FOP= S8 E16 N8 W16$ E38 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	18.82	AC		1.00	1.00	1.00	445.00	445.00	8,375							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.82	AC		1.00	1.00	1.00	7,000.00	7,000.00	131,740							

REVIEW DATE 10/09/2019 BY BC Total Acres: 19.82 Total Land Value: 15,375 Market: 131,740 Agricultural: 8,375 Common: 7,000 PRINTED 10/07/2025 BY SYS