COMM NW COR OF SEC, RUN S 80 FT
CR-778, RUN E 717.2 FT FOR POB,
FT TO E LINE OF W1/2 OF NW1/4, S

SPICER PAUL/SPICER KATHLEEN
1880 SW COUNTY RD 778
LAKE CITY, FL 32038

2026

17-7S-17-10012-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		4 100
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

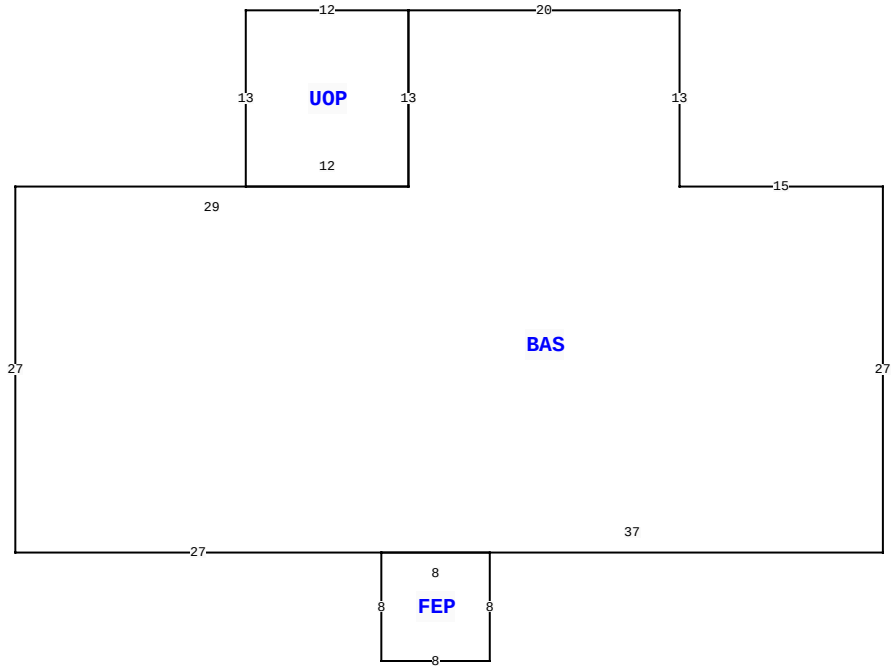
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	121,182
FEP	64	85		54	3,292
UOP	156	25		39	2,377
TOTALS	2,208			2,081	126,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,081	117.9000	110.83	230,637	2003	2003	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 1988 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

117 SW FORTUNE WAY, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	192,527
TOTAL MARKET OB/XF VALUE	62,785
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	305,312
SOH/AGL Deduction	0
ASSESSED VALUE	305,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,312
TOTAL JUST VALUE	305,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049657	Additions	30,000	04/19/2024
000043572	Additions	25,000	01/21/2022
000038996	Roof Replacement	5,000	12/09/2019
000035851	Storage Building		10/06/2017
35851	GARAGE	225	10/06/2017
19859	M H	125	05/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2516	1/19/2017	WD	Q	I	01	115,000
GRANTOR: MICHAEL HENDERSON						
GRANTEE: PAUL & KATHLEEN SPI						
1314/0215	4/28/2016	PB	U	I	18	100
GRANTOR: CLERK OF COURT (JANET						
GRANTEE: MICHAEL HENDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N13 W20 UOP= W12 S13 E12 N13$ S13 W29 S27 E27 FEP= S8 E8 N8 W8$ E37 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	0210	GARAGE U	0	0	24	24	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,760	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0297	SHED CONCR	0	0	13	29	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0020	BARN,FR	0	0	38	70	2,660.00	UT	15.00	15.00	75	2018	2018	3	75	29,925	

TOTAL OB/XF 47,785

LAND DESCRIPTION

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	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	50,000.00	50,000.00	25,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 10.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS

COMM NW COR OF SEC, RUN S 80 FT
CR-778, RUN E 717.2 FT FOR POB,
FT TO E LINE OF W1/2 OF NW1/4, S

SPICER PAUL/SPICER KATHLEEN
1880 SW COUNTY RD 778
LAKE CITY, FL 32038

2026

17-7S-17-10012-026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

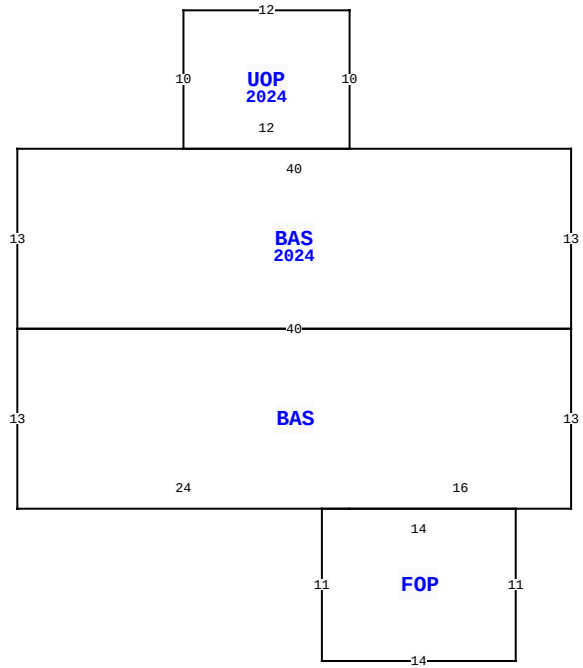
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100		520	30,385
BAS	520	100	2024	520	30,385
FOP	154	35		54	3,156
UOP	120	25	2024	30	1,753
TOTALS	1,314			1,124	65,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,124	101.9000	95.79	107,668	2009	2009	0	0	0	39.00	61.00

4 MANUF 1 0% - 0 Heated Area: 1040 HX Base Yr



117 SW FORTUNE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL JUST VALUE	305,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8579	M H	125	07/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/2516	1/19/2017	WD	Q	I	01	115,000
GRANTOR: MICHAEL HENDERSON						
GRANTEE: PAUL & KATHLEEN SPI						
1314/0215	4/28/2016	PB	U	I	18	100
GRANTOR: CLERK OF COURT (JANET						
GRANTEE: MICHAEL HENDERSON						

BUILDING NOTES

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
11	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	15,000	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S13 E24 E16 N13 $
BAS=[YR=2024;ORIG=-40,-13] E40 S13 W40 N13 $
FOP=[ORIG=-18,13] S11 E14 N11 W14 $
UOP=[YR=2024;ORIG=-28,-23] E12 S10 W12 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,000

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

REVIEW DATE 09/26/2023 BY JB Total Acres: 10.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS