COMM NW COR OF SW1/4 OF SE1/4,
RUN N 668.90 FT FOR POB, CONT
N 1907.71 FT, E 100 FT, N

SPRADLEY DONALD B/SPRADLEY DOROTHY S
8040 N US HWY 441
LAKE CITY, FL 32055

2026

20-2S-17-04738-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

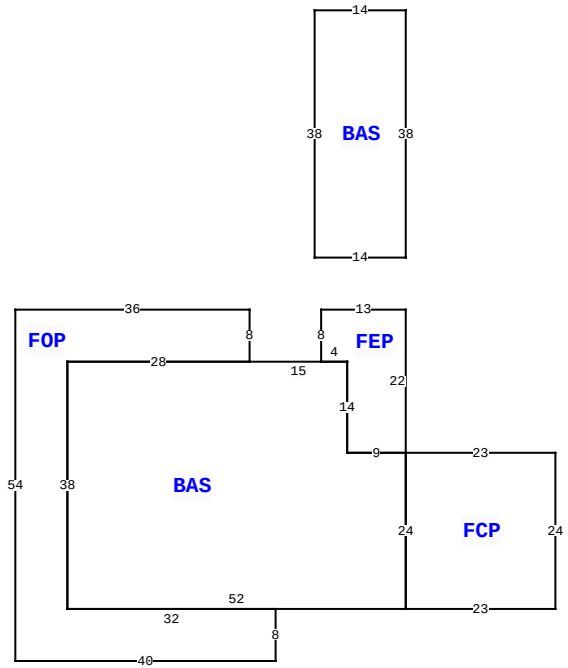
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	20217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100		532	40,472
BAS	1,850	100		1,850	140,741
FCP	552	25		138	10,499
FEP	230	80		184	13,998
FOP	912	30		274	20,845
TOTALS	4,076			2,978	226,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,978	104.5000	117.04	348,545	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2382 HX Base Yr



8040 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,554
TOTAL MARKET OB/XF VALUE		12,260
TOTAL LAND VALUE - MARKET		177,205
TOTAL MARKET VALUE		256,228
SOH/AGL Deduction		86,749
ASSESSED VALUE		169,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,757
TOTAL JUST VALUE		416,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,019

PRMT:1:1: 24X52

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043442	Electrical Servic	0	12/22/2021
7444	M H	60	08/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N14 W15 FOP= N8 W36 S54E40 N8 W32 N38 E28$ W28 S38E52
FCP= E23 N24 W23 S24 $ N24$ FEP= N22 W13 S8 E4 S14 E9$
PTR=N30 BAS= N38 W14S38 E14$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,160	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 12,260

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	3,500.00	3,500.00	3,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.63	AC		1.00	1.00	1.00	280.00	280.00	8,856							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	49.63	AC		1.00	1.00	1.00	3,500.00	3,500.00	173,705							

REVIEW DATE 01/04/2022 BY JB Total Acres: 50.63 Total Land Value: 17,414 Market: 173,705 Agricultural: 13,914 Common: 3,500 PRINTED 11/18/2025 BY SYS