LOT 19 BLOCK 1 RUBY PARK S/D.

769-1504, 799-2291, 891-978,

HARPER SPENCER
200 NW NEMO TER
LAKE CITY, FL 32055

2026

20-3S-17-05439-000

BUILDING CHARACTERISTICS

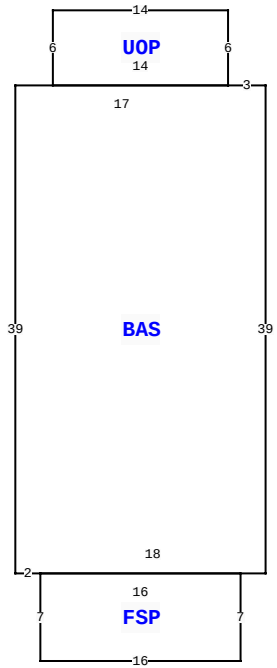
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	26,004
FSP	112	40		45	1,500
UOP	84	20		17	567
TOTALS	976			842	28,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	842	45.7920	51.29	43,186	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 780 HX Base Yr



209 NW KOBIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	28,071
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,360
TOTAL MARKET VALUE	29,431
SOH/AGL Deduction	0
ASSESSED VALUE	29,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,431
TOTAL JUST VALUE	29,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,431

SALE:2:1: INCLUDED 05442-000, 05443-000, 05446-001

SALE:1:1: INCLUDED 05442-000, 05443-000, 05446-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0891/0978	10/08/1999	WD	Q	I	03	7,000
GRANTOR: DOSS						
GRANTEE: S HARPER						
0799/2291	12/05/1994	WD	U	I	35	42,000
GRANTOR: BOYD & SUSAN RHEA						
GRANTEE: ADDIE LOU DOSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N6 W14 S6 E14$ W17 S39 E2 FSP= S7 E16 N7 W16$ E18 N39$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	5,439.00	SF		1.00	1.00	1.00	0.25	0.25	1,360							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.12 Total Land Value: 1,360 Market: 0 Agricultural: 0 Common: 1,360 PRINTED 11/10/2025 BY SYS