LOT 4 & N1/2 OF LOT 5 BLOCK 2 RU

524-71, 751-2209, 769-1504, 799-

HARPER SPENCER
200 NW NEMO TER
LAKE CITY, FL 32055

2026

20-3S-17-05443-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

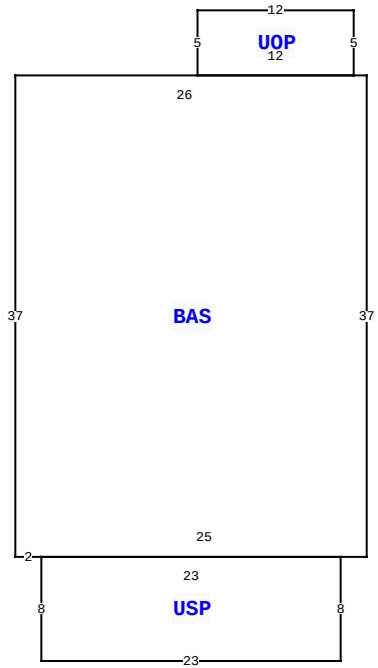
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	999	100		999	35,610
UOP	60	20		12	428
USP	184	35		64	2,282
TOTALS	1,243			1,075	38,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,075	48.9600	54.84	58,953	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 999 HX Base Yr



180 NW KOBIE WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,319
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	3,045
TOTAL MARKET VALUE	41,414
SOH/AGL Deduction	1,498
ASSESSED VALUE	39,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,916
TOTAL JUST VALUE	41,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40768	REMODEL	0	10/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0948/2791	1/19/2000	WD	Q	I	01	100
GRANTOR: ADDIE GOSS (RESE						
GRANTEE: SPENCER HARPER						
0799/2291	12/05/1994	WD	U	I	35	42,000
GRANTOR: BOYD & SUSAN RHEA						
GRANTEE: ADDIE LOU GOSS						

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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N5 W12 S5 E12$ W26 S37 E2 USP= S8 E23 N8 W23$ E25 N37$.

LAND DESCRIPTION

TOTAL OB/XF 50

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	12,179.00	SF		1.00	1.00	1.00	0.25	0.25	3,045							

REVIEW DATE 01/20/2021 BY BC Total Acres: 0.28 Total Land Value: 3,045 Market: 0 Agricultural: 0 Common: 3,045 PRINTED 11/11/2025 BY SYS