LOT 2, BLOCK A SUWANNEE VALLEY E

517-169, 1040-1907, WD 1065-2163

FIROOZ SANDY/FIROOZ JACQUE
161 NW SPARR LN
LAKE CITY, FL 32055

2026

22-2S-16-01716-002

BUILDING CHARACTERISTICS

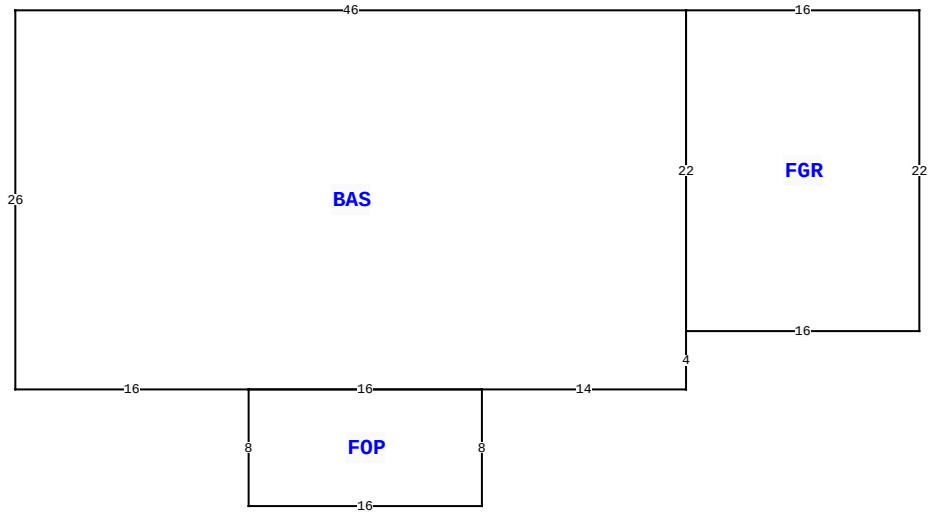
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	157,976
FGR	352	55		194	25,624
FOP	128	30		38	5,019
TOTALS	1,676			1,428	188,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	122.8500	137.59	196,479	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1196 HX Base Yr 2022



161 NW SPARR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,620
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		200,820
SOH/AGL Deduction		17,739
ASSESSED VALUE		183,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,359
TOTAL JUST VALUE		200,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043644	Solar Power Syste	22,000	02/03/2022
40352	SFR	0	08/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/71	3/08/2021	WD	Q	I	01	159,900
GRANTOR: JOHNSTON JANET &						
GRANTEE: FIROOZ SANDY						
1386/1698	6/14/2019	WD	U	V	11	100
GRANTOR: JANET JOHNSTON						
GRANTEE: JIM INGLESE UNDIV 1						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S26 E16 E16 E14 N4 N22 W46 $
FOP=[ORIG=76,36] S8 E16 N8 W16 $
FGR=[ORIG=106,10] S22 E16 N22 W16 $
.

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	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.33 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/19/2025 BY SYS