LOT 1 BLOCK E, SUWANNEE VALLEY E
454-518, 471-718, 1040-1902, WD

KING ANTHONY D/KING TRENISE K
186 NW SPARR LN
LAKE CITY, FL 32055

2026

22-2S-16-01720-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
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
Architectual	05	CONV 100
Units		0 100
Quality	05	05

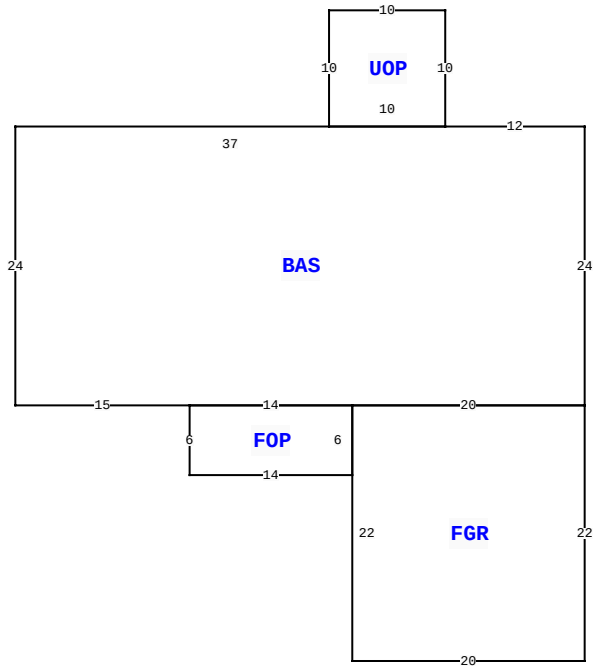
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 22216.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	148,182
FGR	440	55		242	30,494
FOP	84	30		25	3,150
UOP	100	20		20	2,520
TOTALS	1,800			1,463	184,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	120.9720	135.49	198,222	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2021 Heated Area: 1176 HX Base Yr 2021



186 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		184,346
TOTAL MARKET OB/XF VALUE		4,134
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		198,980
SOH/AGL Deduction		44,160
ASSESSED VALUE		154,820
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,098
TOTAL JUST VALUE		198,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,963

LAND:1:1: 2.11 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36569	SFR	706	04/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0146	4/17/2020	WD	Q	I	01	152,000
GRANTOR: JESSICA LEIGH BARNES						
GRANTEE: ANTHONY D & TRENISE						
1379/2505	3/08/2019	WD	Q	I	01	140,500
GRANTOR: JANET JOHNSTON & JIM						
GRANTEE: JESSICA LEIGH BARNE						

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
1	0166	CONC,PAVMT	0	100	0	0	815.00	UT	2.25	2.25	100	2018	2018	3	100	1,834	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	300	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W37 S24 E15 E14 E20 N24 $
FGR=[ORIG=-20,24] S22 E20 N22 W20 $
UOP=[ORIG=-12,0] N10 W10 S10 E10 $
FOP=[ORIG=-34,24] S6 E14 N6 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,134

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: 0.28 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/18/2025 BY SYS