COMM SW COR OF NE1/4, RUN E 926. FT FOR POB, RUN W 216.67 FT, N 2 FT, S 209.91 FT TO POB. (AKA LOT

SPIVEY JOHN M
152 SW CHRIS TERR
LAKE CITY, FL 32024

2026

24-4S-16-03103-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05

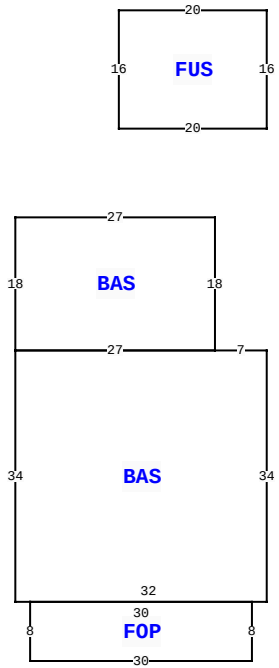
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	486	100		486	54,170
BAS	1,156	100		1,156	128,848
FOP	240	30		72	8,025
FUS	320	100		320	35,667
TOTALS	2,202			2,034	226,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	128.4094	143.82	292,530	2007	2007	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2021 Heated Area: 1962 HX Base Yr 2021



152 SW CHRIS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,711
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		264,011
SOH/AGL Deduction		63,364
ASSESSED VALUE		200,647
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,925
TOTAL JUST VALUE		264,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34761	ADDN SFR	205	12/19/2016
26075	SFR	503	07/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1129	10/29/2020	WD	Q	I	01	210,000
GRANTOR: JAMIE A STEVENS, BRANT						
GRANTEE: JOHN M SPIVEY						
1223/1545	10/20/2011	WD	Q	I	01	95,000
GRANTOR: NANCY ANN FERGUSON						
GRANTEE: JAMIE A STEVENS, BRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 BAS= N18 W27 S18 E27$ W27 S34 E2 FOP= S8 E30 N8 W30$ E32 N34$ PTR= N30 FUS= N16 W20 S16 E20$ 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	210.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS