LOT 14 SOUTHERN EXPOSURES UNR: C
S1/2 OF SEC RUN E 1968.15 FT, S
RADIUS PT OF CUL-DE-SAC & TO POB

ROMER BONNIE ANN
2699 SW SPRUCE RD
LAKE CITY, FL 32024

2026

25-5S-15-00479-314

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 80
Interior Wall	04	PLYWOOD 20
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

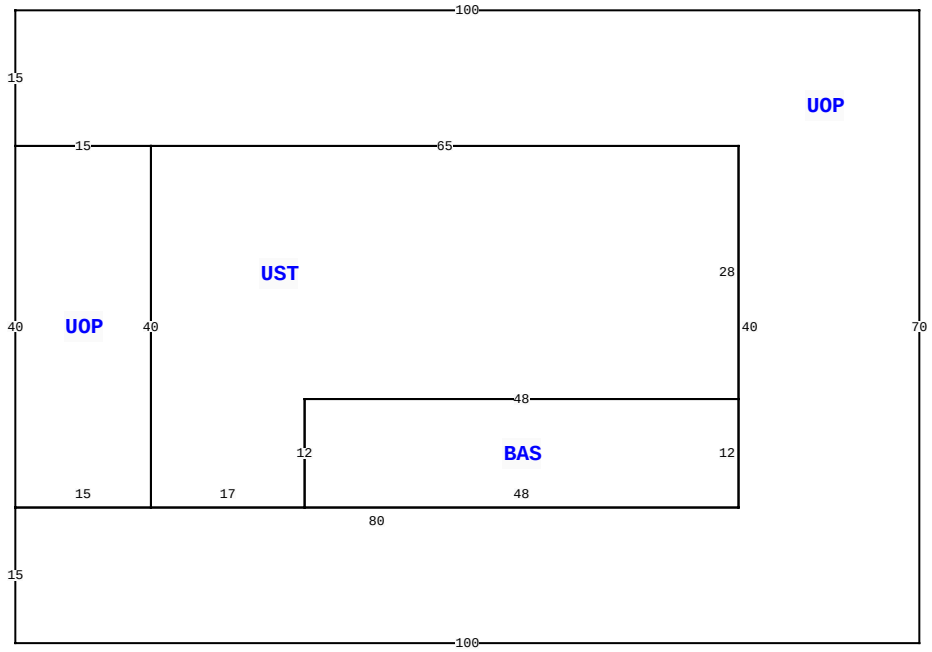
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25515.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	20,709
UOP	600	20		120	4,315
UOP	3,800	20		760	27,324
UST	2,024	45		911	32,754
TOTALS	7,000			2,367	85,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0187	01	2,367	83.6140	66.89	158,329	2012	2012	0	0	30	16.25	53.75

1 SFR/PREMTL 100% - 2025 Heated Area: 576 HX Base Yr 2025



2699 SW SPRUCE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		85,102
TOTAL MARKET OB/XF VALUE		19,200
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		199,492
SOH/AGL Deduction		0
ASSESSED VALUE		199,492
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		98,770
TOTAL JUST VALUE		199,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26658	SFR	670	01/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1519/1315	6/13/2024	LE	U	I	40	100
GRANTOR: ROMER BONNIE ANN						
GRANTEE: ROMER BONNIE ANN (E						
1330/2386	2/13/2017	QC	U	I	11	0
GRANTOR: JOSEPH EARL BENNETT S						
GRANTEE: JOSEPH EARL BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W100 S15 UOP= S40 E15 N40 W15$ E15 UST= S40 E17 BAS= E48 N12 W48 S12$ N12 E48 N28 W65 $ E65 S40 W80 S15 E100 N70$.

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	32	60	1,920.00	UT	10.00	10.00	100	2016	2016	3	100	19,200	

LAND DESCRIPTION

TOTAL OB/XF 19,200

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	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 07/22/2016 BY DF Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 10/06/2025 BY SYS