COMM AT NW COR OF S1/2 OF SEC, R
S 1359.34 FT FOR POB, RUN E 889.
FT, W 835.19 FT, N 505.80 FT TO

BRENNAN JAMES J/BRENNAN DARLENE D
2515 SW SPRUCE RD
LAKE CITY, FL 32024

2026

25-5S-15-00479-316

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

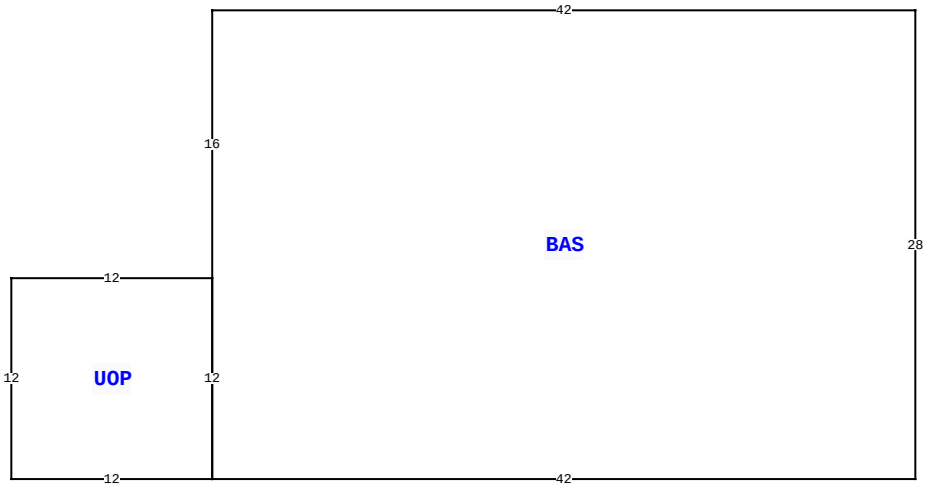
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25515.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	32,655
UOP	144	25		36	1,000
TOTALS	1,320			1,212	33,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	115.7000	69.42	84,137	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2018 Heated Area: 1176 HX Base Yr 2018



2515 SW SPRUCE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,655
TOTAL MARKET OB/XF VALUE		22,790
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		151,540
SOH/AGL Deduction		65,357
ASSESSED VALUE		86,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,461
TOTAL JUST VALUE		151,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35816	M H	411	09/27/2017
33644	M H	375	12/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/2434	2/03/2017	WD	U	I	35	92,000
GRANTOR: BENJAMIN G RHYNE						
GRANTEE: JAMES J & DARLENE D						
1306/0405	12/16/2015	WD	Q	I	01	64,000
GRANTOR: GEORGE PELLICER & VES						
GRANTEE: BENJAMIN G RHYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S16 UOP= W12 S12 E12 N12$ S12 E42 N28$.

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	0296	SHED METAL	0	100	24	40	960.00	UT	9.00	9.00	100	2013	2013	3	100	8,640	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 22,790

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 11/27/2017 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/20/2025 BY SYS