

LOT 18 SOUTHERN EXPOSURES UNR: C
OF S1/2 OF SEC 25, RUN E 1968.15
2045.43 FT TO PT OF A CURVE, RUN

TOWE COLLEEN J/TOWE DWIGHT
2293 SW SPRUCE RD
LAKE CITY, FL 32024

2026

25-5S-15-00479-318



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	12	HARDWOOD 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	01	NONE 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,188	100		1,188	127,974
TOTALS	1,188			1,188	127,974

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0031	BARN,MT AE	0	100	24	25			600.00
2	9945	Well/Sept	0	100	0	0			1.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.52

REVIEW DATE 08/13/2021 BY JB

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0202	02	1,188	117.0000	115.83	137,606	2021	2021	0	0
1 MANUF 2 100% - 2023 Heated Area: 1188 HX Base Yr 2023									
2293 SW SPRUCE RD, LAKE CITY									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU									

L N	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	0031	BARN,MT AE	0	100	24	25			18.00	100	2021	2021		100	10,800	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF									
17,800									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.52

Total Acres: 10.52 Total Land Value: 99,940 Market: 0 Agricultural: 0 Common: 99,940

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		127,974	
TOTAL MARKET OB/XF VALUE		17,800	
TOTAL LAND VALUE - MARKET		99,940	
TOTAL MARKET VALUE		245,714	
SOH/AGL Deduction		18,214	
ASSESSED VALUE		227,500	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		176,778	
TOTAL JUST VALUE		245,714	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,466	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041887	Mobile Home		05/11/2021
41887			05/11/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1531/2656	1/17/2025	QC	U	I	11	100	
GRANTOR: SHYTLE LIL							
GRANTEE: TOWE COLLEEN J							
1339/2519	6/23/2017	WD	U	V	11	100	
GRANTOR: LIL SHYTLE							
GRANTEE: LIL SHYTLE & COLLEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=17,11] E44 S27 W44 N27 \$									

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