

THE S 16.03 AC OF N 32.06 AC OF
323-283, LE 916-775, DC 1280-221

SPRADLEY BRANNON DELANO/SPRADLEY TREVOR AUSTIN
421 NW EDGER TER
LAKE CITY, FL 32055

2026

26-2S-16-01753-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	VINYL SID 100								0100	01	979	92.6640	103.78	101,601	1955	1955	0	0	0	35.00	65.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 0% - 2024										Heated Area: 864										HX Base Yr									
Roof Cover	03	COMP SHNGL 50								24 36 36 24 12 12 24 24 BAS FSP																													
Roof Cover	12	MODULAR MT 50																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	08	SHT VINYL 50																																					
Interior Floo	14	CARPET 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms	3	100																																					
Bathrooms	1	100																																					
Frame	01	NONE 100																																					
Stories	1.	1. 100																																					
Architectual	05	CONV 100																																					
Units	0	100																																					
Condition Adj	02	02 100																																					
Kitchen Adjus	01	01 100																																					
Quality	03	03																																					
DOR CODE	0100 SINGLE FAMILY																																						
MAP NUM											MKT AREA	03																											
NEIGHBORHOOD/LOC	26216.00 1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	864	100		864	58,283																																		
FSP	288	40		115	7,758																																		
TOTALS	1,152			979	66,041																																		
EXTRA FEATURES										421 NW EDGAR TER, LAKE CITY										04/14/2025 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150																							
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150																							
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800																							
4	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300																							
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200																							
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300																							
LAND DESCRIPTION										TOTAL OB/XF										2,900																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500																						
2	9900	C	AC NON-AG	0					15.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	82,665																						
REVIEW DATE 05/02/2023 BY JB Total Acres: 16.03 Total Land Value: 88,165 Market: 0 Agricultural: 0 Common: 88,165 PRINTED 11/04/2025 BY SYS																																							

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2557	10/04/2023	QC	U	I	11	100

GRANTOR: SPRADLEY BRANNON DELA
GRANTEE: SPRADLEY BRANNON DE
1431/1167 3/01/2021 LE U I 14 100
GRANTOR: SPRADLEY SIDNEY DELAN
GRANTEE: SPRADLEY SIDNEY DEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 FSP= S12 E24 N12 W24\$ E24 N36\$.