

2026

26-2S-16-01753-001

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	08	WD OR PLY 100	0100	01	2,717	95.0400	106.44	289,197	1991	1991	0	0	0	35.00	65.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 1996														Heated Area: 2282													
Roof Cover	14	PREFIN MT 100	HX Base Yr 1996																											
Interior Wall	05	DRYWALL 100																												
Interior Floop	08	SHT VINYL 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	1	100																												
Bathrooms	1	100																												
Frame	01	NONE 100																												
Stories	1.	1. 100																												
Architectual	05	CONV 100																												
Units	0	100																												
Condition Adj	03	03 100																												
Kitchen Adjus	01	01 100																												
Quality			05	05																										
DOR CODE			5000 IMPROVED AG																											
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	2,282	100		2,282	157,882																									
FOP	224	30		67	4,635																									
FSP	240	40		96	6,642																									
UCP	1,360	20	2023	272	18,819																									
TOTALS			4,106		2,717	187,978																								
EXTRA FEATURES						529 NW EDGAR TER, LAKE CITY																								
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	0020	BARN, FR	0	100	0	0		1.00	UT 0.00		100	1993	1993	3	100	2,500														
2	0280	POOL R/CON	0	100	16	32		512.00	UT 49.00		100	2000	2000	3	40	10,035														
3	0166	CONC, PAVMT	0	100	34	51		1,222.00	UT 1.50		100	2000	2000	3	100	1,833														
4	0031	BARN, MT AE	0	100	25	30		750.00	UT 9.00		100	2018	2018	3	100	6,750														
5	0031	BARN, MT AE	0	100	0	0		1.00	UT 0.00		100	2018	2018	3	100	2,500														
6	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00		100	2018	2018	3	100	1,000														
7	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00		100	2018	2018	3	100	500														
8	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00		100	2018	2018	3	100	500														
9	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00		100	2018	2018	3	100	500														
10	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00		100	2018	2018	3	100	200														
LAND DESCRIPTION						TOTAL OB/XF 26,318																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500													
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.03	AC		1.00	1.00	1.00	445.00	445.00	6,688													
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	15.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	82,665													
REVIEW DATE 05/02/2023 BY KS Total Acres: 16.03 Total Land Value: 12,188 Market: 82,665 Agricultural: 6,688 Common: 5,500 PRINTED 11/04/2025 BY SYS																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/431	12/10/2020	LE	U	I	14	0

GRANTOR: SPRADLEY EDGAR DARRYL

GRANTEE: E.D. SPRADLEY REVOC

		WD	Q	V	01	
0916/0766	12/13/2000					100

GRANTOR: E R & KATHERINE SPRAD

GRANTEE: EDGAR DARRYL SPRADL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 S32 W9 S26 E28 S8 E18 N17 E2 N7 W2 N10 W8 N12 N20 \$

FSP=[ORIG=0,20] E12 N20 W12 S20 \$

FOP=[ORIG=-38,58] S8 E28 N8 W28 \$

UCP=[YR=2023;ORIG=-78,32] E40 S34 W40 N34 \$

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/14/2025

03/16/2023

MLU

SPF