THE S 16.03 AC OF W1/2 OF NW1/4.
ORB 916-770.

SPRADLEY SEPHUS RAY
111 NW EDGAR TERR
LAKE CITY, FL 32055

2026

26-2S-16-01753-005

BUILDING CHARACTERISTICS

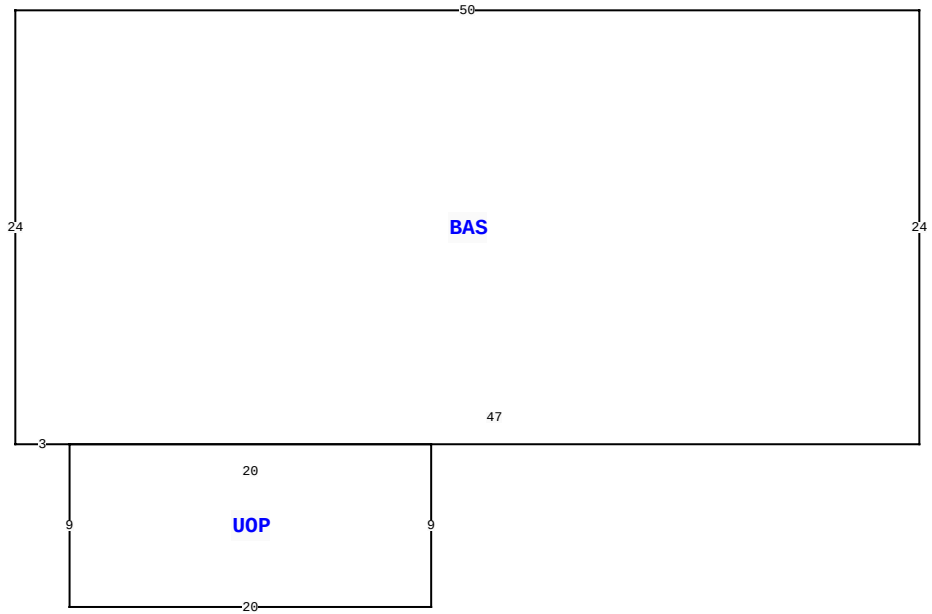
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,200	100		1,200	31,709
UOP	180	25		45	1,189
TOTALS	1,380			1,245	32,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,245	110.1050	66.06	82,245	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2001 Heated Area: 1200 HX Base Yr 2001



111 NW EDGAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,898
TOTAL MARKET OB/XF VALUE		19,850
TOTAL LAND VALUE - MARKET		88,165
TOTAL MARKET VALUE		69,991
SOH/AGL Deduction		23,124
ASSESSED VALUE		46,867
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,867
TOTAL JUST VALUE		140,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049461	Electrical Servic	0	03/20/2024
000044991	Electrical Servic	0	07/19/2022
18811	M H	125	10/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0916/0770	12/13/2000	WD	U	V		100

GRANTOR: E R & KATHERINE SPRAD

GRANTEE: SEPHUS RAY SPRADLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E3 UOP= S9 E20 N9 W20$ E47 N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 19,850

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	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
3	5500	A	TIMBER 2	0			0.00	0.00	14.03	AC		1.00	1.00	1.00	445.00	445.00	6,243							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	14.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	77,165							

REVIEW DATE 04/04/2024 BY TW Total Acres: 16.03 Total Land Value: 17,243 Market: 77,165 Agricultural: 6,243 Common: 11,000 PRINTED 10/10/2025 BY SYS