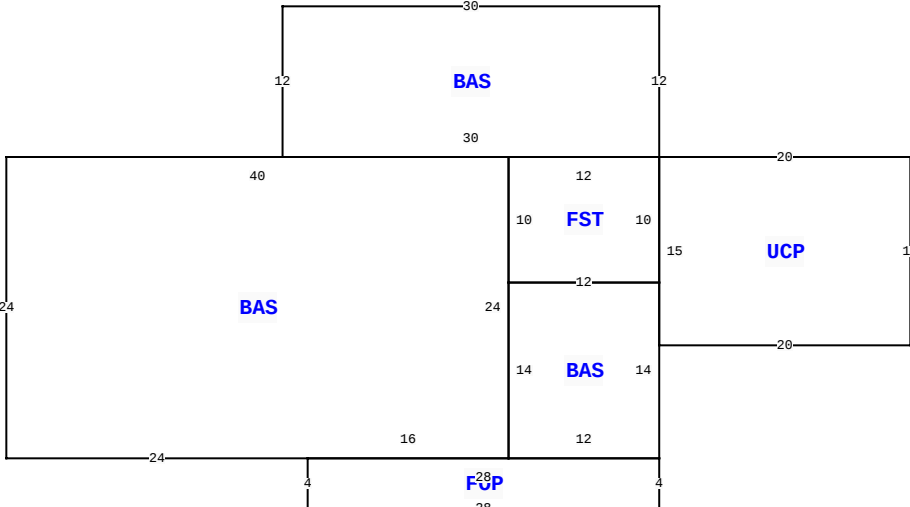


SPRADLEY PAUL
286 SW LAPAZ TER
LAKE CITY, FL 32024

26-4S-16-03185-023

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		19	COMMON BRK 90		0100	01	1,648	121.1760	135.72	223,667		1971	1971	0	0	0	35.00	65.00	VALUATION BY		STANDARD													
Exterior Wall		16	WD FR STUC 10		1 SINGLE FAM 100% - 2017										Heated Area: 1488										HX Base Yr 2017									
Roof Structur		03	GABLE/HIP 100												BUILDING MARKET VALUE										145,384									
Roof Cover		14	PREFIN MT 100												TOTAL MARKET OB/XF VALUE										18,244									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										23,000									
Interior Floo		14	CARPET 90												TOTAL MARKET VALUE										186,628									
Interior Floo		08	SHT VINYL 10												SOH/AGL Deduction										79,062									
Air Condition		03	CENTRAL 100												ASSESSED VALUE										107,566									
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE										HX HB		50,722							
Bedrooms			3 100												BASE TAXABLE VALUE										56,844									
Bathrooms			1.5 100												TOTAL JUST VALUE										186,628									
Frame		01	NONE 100												NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																													
Architectual		05	CONV 100		PREVIOUS YEAR MKT VALUE										186,628																			
Units			0 100		XFOB:3:1: AROUND POOL										SALE:1:1: FURNITURE & APPLIANCES INCLUDED IN SALE																			
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
Quality		05	05		LAND:1:1: 1.05 AC.																													
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																						06									
NEIGHBORHOOD/LOC		26416.010	1.00/		SALES DATA																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA																					SUBAREA MARKET VALUE									
BAS	168	100		168																					14,821									
BAS	360	100		360	31,758	OFF RECORD Number										DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE												
BAS	960	100		960	84,689																													
FOP	112	30		34	2,999																													
FST	120	55		66	5,823	1314/1353										4/29/2016		WD	Q	I	01	87,500												
UCP	300	20		60	5,293	GRANTOR: PHILIP M & THERESA J										GRANTEE: PAUL SPRADLEY																		
TOTALS		2,020		1,648	145,384	BLD DATE										LGL DATE		04/08/2025		MLU														
EXTRA FEATURES		286 SW LAPAZ TER, LAKE CITY										XF DATE		LAND DATE																				
												INC DATE		AG DATE																				
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	BUILDING DIMENSIONS																
1	0280	POOL R/CON	0	100	30	14	420.00	UT	70.00	70.00	100	1981	1981	3	40	11,760																		
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																		
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500		UCP= E20 S15 W20 N15\$ BAS= N12 W30 S12 E30\$ FST= W12 BAS= W40 S24 E24 FOP= S4 E28 N4 W 28\$ E16 BAS= E12 N14 W12 S14\$ N24\$ S10 E12 N10\$.																
4	0210	GARAGE U	0	100	20	22	1.00	UT	0.00	0.00	100	0	0	3	100	3,500																		
5	0251	LEAN TO W/	0	100	8	20	160.00	UT	5.00	5.00	100	1993	1993	3	100	800																		
6	0261	PRCH, UOP	0	100	0	0	96.00	UT	8.00	8.00	50	2007	2007	3	50	384		BUILDING NOTES																
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																		
																		BUILDING DIMENSIONS																
LAND DESCRIPTION										TOTAL OB/XF										18,244														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	216.00	210.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000																	
																</																		