

N1/2 OF SE1/4 OF SW1/4.

LE 377-165, DC 1253-1134

SPRADLEY RALPH HENRY
110 SW ROSEBUD GLN
LAKE CITY, FL 32024

2025

28-1S-17-04592-000



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	PAGE 1 of 1 3											
																		VALUATION BY STANDARD											
																		Tax Group: 3						Tax Dist:					
																		BUILDING MARKET VALUE						0					
																		TOTAL MARKET OB/XF VALUE						8,250					
																		TOTAL LAND VALUE - MARKET						98,000					
																		TOTAL MARKET VALUE						18,070					
																		SOH/AGL Deduction						2,767					
																		ASSESSED VALUE						15,303					
																		TOTAL EXEMPTION VALUE						0					
																		BASE TAXABLE VALUE						15,303					
TOTAL JUST VALUE						98,250																							
NCON VALUE						0																							
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE						88,250																							
DOR CODE						5000 IMPROVED AG																							
MAP NUM						MKT AREA						03																	
NEIGHBORHOOD/LOC						28117.00 1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES						12725 N US HIGHWAY 441 , 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	0285	SALVAGE	0 0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	500															
2	0297	SHED CONCR	0 0	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500															
3	0296	SHED METAL	0 0	10 10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250															
4	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000															
5	9947	Septic	0 0	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
																		BLD DATE						LGL DATE					
																		XF DATE						LAND DATE					
																		INC DATE						AG DATE					
																		04/14/2025						MLU					
																		BUILDING NOTES											
																		BUILDING DIMENSIONS											
LAND DESCRIPTION																		TOTAL OB/XF 8,250											
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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	85,500												
REVIEW DATE 07/26/2022 BY JB Total Acres: 20.00 Total Land Value: 9,820 Market: 85,500 Agricultural: 5,320 Common: 4,500 PRINTED 06/26/2025 BY SYS																													