THAT PART OF SW1/4 OF SE1/4 AS L
SPRADLEY RD & NW1/4 OF SE1/4 & E
IN WD 1493-1391 & THAT PART OF T

ES FRANKLIN LLC
676 PONTE VEDRA BLVD
PONTE VEDRA, FL 32082

2026

29-1S-17-04597-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	03	03

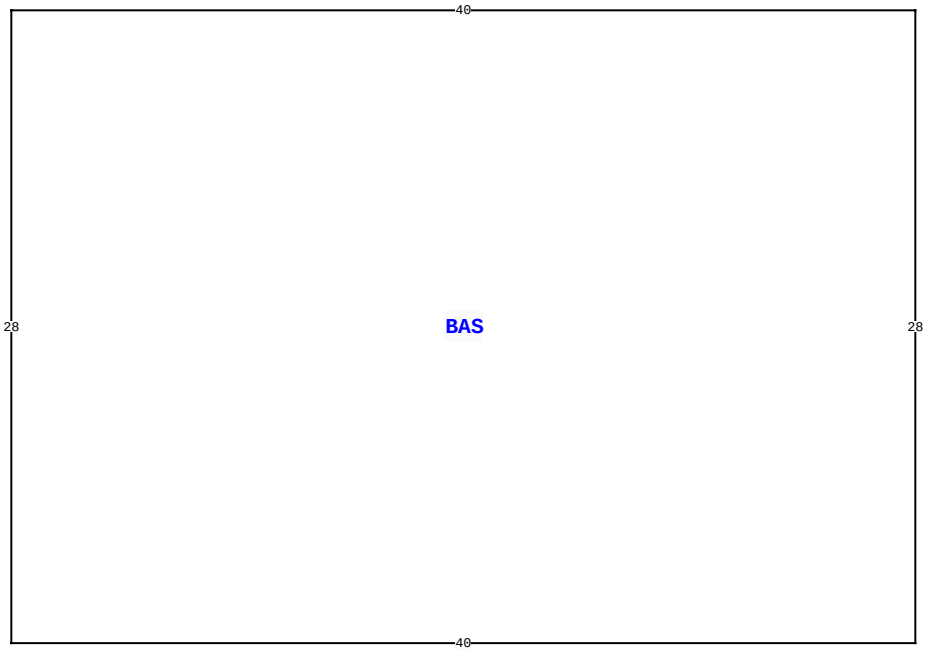
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 29117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	54,302
TOTALS	1,120			1,120	54,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	66.6000	74.59	83,541	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1120 HX Base Yr



921 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,302
TOTAL MARKET OB/XF VALUE	26,700
TOTAL LAND VALUE - MARKET	264,946
TOTAL MARKET VALUE	132,852
SOH/AGL Deduction	0
ASSESSED VALUE	132,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,852
TOTAL JUST VALUE	345,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,948

LAND:5:1: JOINS RE #04597-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050641	Additions	124,400	08/23/2024
22437	STORAGE	192	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1393	6/01/2023	WD	U	V	31	6,900
GRANTOR: THOMAS TRAVIS N						
GRANTEE: ES FRANKLIN LLC						
1454/191	12/01/2021	WD	U	I	11	100
GRANTOR: D PROPERTIES LLC						
GRANTEE: ES FRANKLIN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S28 E40 N28$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0210	GARAGE U	0	0	30	40	1,200.00	UT	20.00	20.00	100	2004	2004	3	100	24,000	
3	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 26,700

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	0200	C	MBL HM	0			0.00	0.00	5.72	AC		1.00	1.00	1.00	4,800.00	4,800.00	27,456							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	36.86	AC		1.00	1.00	1.00	445.00	445.00	16,403							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	281.00	281.00	3,541							
4	5500	A	TIMBER 2	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
5	9910	M	MKT.VAL.AG	0					36.86	AC		1.00	1.00	1.00	3,500.00	3,500.00	129,010							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	4,800.00	4,800.00	60,480							

REVIEW DATE 06/03/2025 BY chuck Total Acres: 65.18 Total Land Value: 51,850 Market: 237,490 Agricultural: 24,394 Common: 27,456 PRINTED 11/18/2025 BY SYS

THAT PART OF SW1/4 OF SE1/4 AS L
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2026

29-1S-17-04597-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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TOTAL JUST VALUE	345,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
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SALES DATA

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GRANTEE: ES FRANKLIN LLC						
1454/191	12/01/2021	WD	U	I	11	100
GRANTOR: D PROPERTIES LLC						
GRANTEE: ES FRANKLIN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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
7	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	4,800.00	4,800.00	48,000							

REVIEW DATE 06/03/2025 BY chuck Total Acres: 65.18 Total Land Value: 51,850 Market: 237,490 Agricultural: 24,394 Common: 27,456 PRINTED 11/18/2025 BY SYS