

BEG AT NE COR OF SE1/4 OF
SW1/4, RUN S 237.69 FT TO N
N R/W LINE SPRADLEY RD, RUN

THOMAS JASON W/THOMAS CHRISTY M
1131 NW SPRADLEY RD
LAKE CITY, FL 32055

2026

29-1S-17-04598-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	07 07
DOR CODE	5000 IMPROVED AG
MAP NUM	
MKT AREA	03

NEIGHBORHOOD/LOC	29117.00	1.00/
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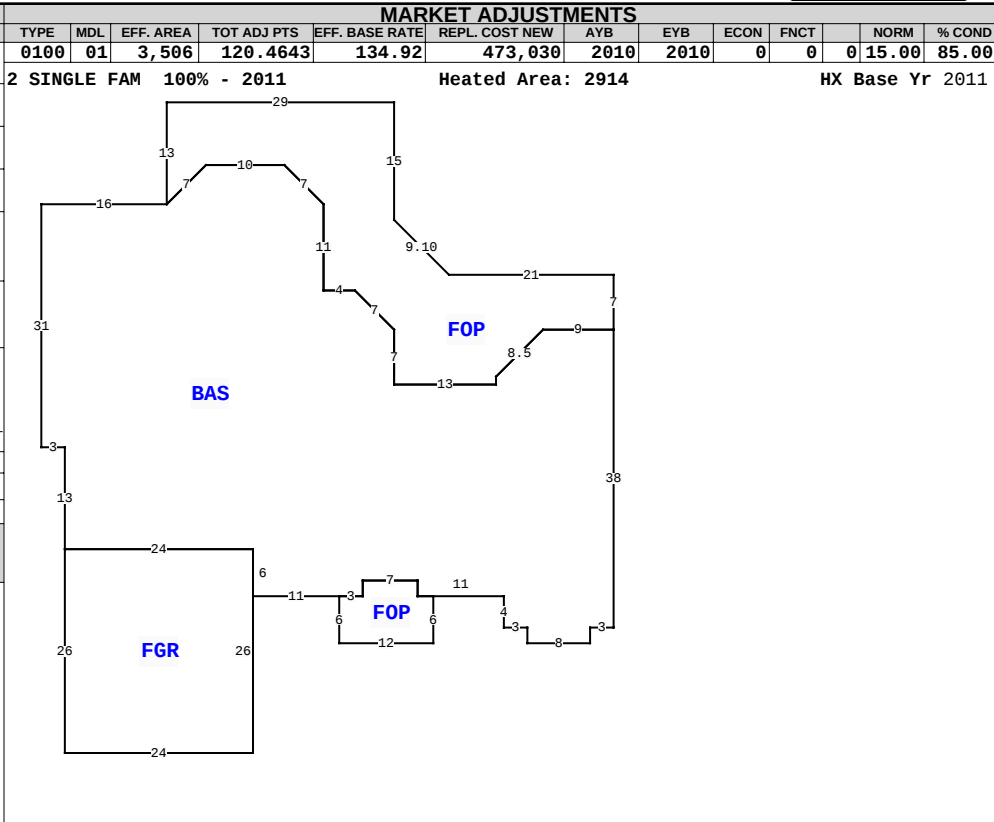
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,914	100		2,914	334,183
FGR	624	55		343	39,336
FOP	86	30		26	2,982
FOP	743	30		223	25,574

TOTALS	4,367			3,506	402,076
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	288.00	UT	11.00	11.00	
2	0166	CONC, PAVMT	0	100	16	95	1,490.00	UT	2.25	2.25	
3	0021	BARN, FR AE	0	100	24	33	1.00	UT	0.00	0.00	
4	0021	BARN, FR AE	0	100	24	33	1.00	UT	0.00	0.00	
5	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	22.40	AC	1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	22.40	AC	1.00

REVIEW DATE	01/29/2025	BY	JS
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1131 NW SPRADLEY RD, LAKE CITY	BLD DATE	LGL DATE	04/11/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,937											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		402,076	
TOTAL MARKET OB/XF VALUE		7,937	
TOTAL LAND VALUE - MARKET		105,300	
TOTAL MARKET VALUE		424,481	
SOH/AGL Deduction		132,292	
ASSESSED VALUE		292,189	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		241,467	
TOTAL JUST VALUE		515,313	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		520,043	

SALE:8:1: SALE INC RE# 04595-000
SALE:1:1: SALE INC RE# 04595-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051967	Roof Replacement	30,400	01/03/2025

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1190/0274	3/04/2010	QC	U	I	11
GRANTOR: JASON W & CHRISTY M T					
GRANTEE: JASON W & CHRISTY M					
1185/2440	9/22/2009	QC	U	I	11
GRANTOR: CHARESE NORTON ETAL					
GRANTEE: JASON W THOMAS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W16 S31 E3 S13 FGR= S26 E24 N26 W24\$ E24 S6 E11 FOP= S6 E12 N6 W2 N2 W7 S2 W3\$ E3 N2 E7 S2 E11 S4 E3 S2 E8 N2 E3 N38 FOP= N7 W21 L7 U7 N15 W29 S13 R5 U5 E10 D5 R5 S11 E4 D5 R5 S7 E13 N1 R6 U6 E9\$ W9 D6 L6 S1 W13 N7 L5 U5 W4 N11 L5 U5 W10 D5 L5 \$.											

Total Acres: 23.40	Total Land Value: 14,468	Market: 100,800	Agricultural: 9,968	Common: 4,500	PRINTED 11/18/2025 BY SYS
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