

LOT 6 FAIRFIELD WOODS S/D.
ORB 451-458, 625-190, WD 1082-28

SPRADLEY DAVID K JR/SPRADLEY BETSY
423 SW LONA LOOP
LAKE CITY, FL 32055

2026

29-3S-16-02391-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	550	100
BAS	2,352	100
FOP	44	30
FSP	458	40
TOTALS	3,404	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,098	120.4643	134.92	417,982	1988	1988	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 2902 HX Base Yr 2016											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	550	100		550	48,234						
BAS	2,352	100		2,352	206,266						
FOP	44	30		13	1,140						
FSP	458	40		183	16,049						
TOTALS	3,404			3,098	271,688						

423 NW LONA LOOP, LAKE CITY					BLD DATE					LGL DATE		04/07/2025	MLU
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	0	0	3	100	860				
1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000				
448.00	UT	70.00	70.00	100	1994	1994	3	40	12,544				
2,600.00	UT	1.50	1.50	100	2005	2005	3	100	3,900				
1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200				
1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200				
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