NE1/4 OF NE1/4 OF NE1/4 AS LIES RD, EX 4.17 AC.

BUTCHER RICHARD J/BUTCHER NICOLE M
265 SE BREAM LOOP
LAKE CITY, FL 32025

2025

32-1S-17-04613-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

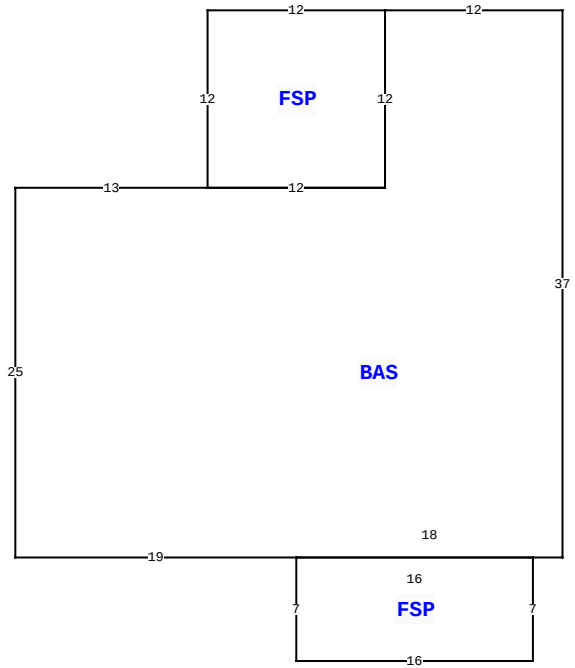
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,069	100		1,069	54,296
FSP	112	40		45	2,285
FSP	144	40		58	2,946
TOTALS	1,325			1,172	59,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,172	69.7680	78.14	91,580	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1069 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

491 NW SPRADLEY RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,527
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,755
TOTAL MARKET VALUE	68,282
SOH/AGL Deduction	2,800
ASSESSED VALUE	65,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,482
TOTAL JUST VALUE	68,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1972	1/03/2019	WD	Q	I	01	116,900
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: RICHARD J & NICOLE						
1339/1573	6/27/2017	TD	U	I	18	6,000
GRANTOR: CLERK OF COURT						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S25 E19 FSP= S7 E16 N7 W16$ E18 N37 W12 FSP= W12 S12 E12 N12$ S12 W12$.

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
1	0100	C	SFR	0		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,755							

REVIEW DATE 07/21/2015 BY DF Total Acres: 1.03 Total Land Value: 8,755 Market: 0 Agricultural: 0 Common: 8,755 PRINTED 06/26/2025 BY SYS