COMM NE COR OF SEC, W 105 FT FOR
FT TO N R/W OF NW SPRADLEY RD, N
FT, N 5 DEG E 362.31 FT TO N LIN

HERNDON AUBRIANNA
551 NW SPRADLEY RD
LAKE CITY, FL 32055

2026

32-1S-17-04613-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

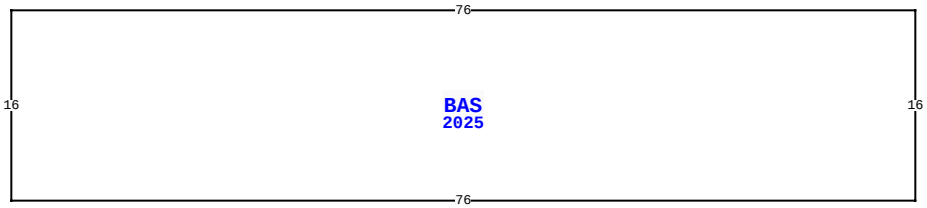
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,216	100	2025	1,216	64,165
TOTALS	1,216			1,216	64,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	117.0000	95.94	116,663	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1216 HX Base Yr 2025



551 NW SPRADLEY RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,165
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		12,495
TOTAL MARKET VALUE		80,060
SOH/AGL Deduction		0
ASSESSED VALUE		80,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,338
TOTAL JUST VALUE		80,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/948	10/30/2024	WD	U	V	11	100

GRANTOR: HERNDON JOHN R

GRANTEE: HERNDON AUBRIANNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=15,14] E76 S16 W76 N16 $
.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	100		A-1	0.00	0.00	1.47	AC		1.00	1.00	1.00	8,500.00	8,500.00	12,495							

REVIEW DATE 09/09/2024 BY RP Total Acres: 1.47 Total Land Value: 12,495 Market: 0 Agricultural: 0 Common: 12,495 PRINTED 11/21/2025 BY SYS