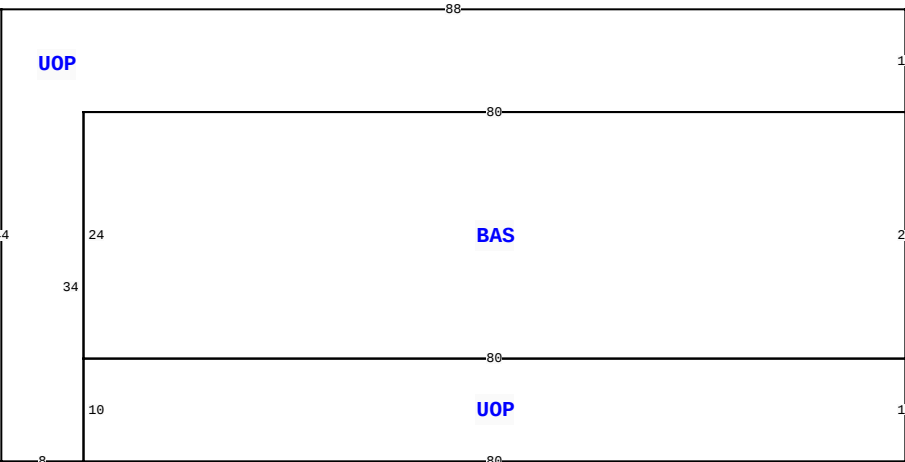


HUGHES DEBRA ANN/HUGHES RONNIE J
12367 N US HWY 441
LAKE CITY, FL 32055

33-1S-17-04629-006

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	17	MSNRY STUC 100				0100	01	2,310	103.0	115.38	266,528	1977	1977	0	0		0	35.00	65.00	VALUATION BY					STANDARD														
Roof Structure	03	GABLE/HIP 100				2 SINGLE FAM 100% - 0														Heated Area: 1920					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Cover	12	MODULAR MT 100																		BUILDING MARKET VALUE					199,265														
Interior Wall	02	WALL BD/WD 90																		TOTAL MARKET OB/XF VALUE					14,735														
Interior Wall	05	DRYWALL 10																		TOTAL LAND VALUE - MARKET					154,000														
Interior Floor	14	CARPET 90																		TOTAL MARKET VALUE					229,010														
Interior Floor	15	HARDTILE 10																		SOH/AGL Deduction					107,150														
Air Condition	03	CENTRAL 100																		ASSESSED VALUE					121,860														
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE					HX HB VX SX					98,487									
Bedrooms		3 100																		BASE TAXABLE VALUE					23,373														
Bathrooms		3 100																		TOTAL JUST VALUE					368,000														
Frame Stories	03	MASONRY 100																		NCON VALUE					0														
Architectual Units	1.	1. 100																		INCOME VALUE																			
Condition Adj	03	03 100																		PREVIOUS YEAR MKT VALUE					368,000														
Kitchen Adjus	01	01 100																		LAND:3:2: N																			
Quality		05	05																	SALE:1:1: 5 ACRES																			
DOR CODE		5000 IMPROVED AG																																					
MAP NUM						MKT AREA				03																													
NEIGHBORHOOD/LOC		33117.00				1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,920	100		1,920	143,995																																		
UOP	800	20		160	12,000																																		
UOP	1,152	20		230	17,249																																		
TOTALS		3,872			2,310	173,243																																	
EXTRA FEATURES						214 NW SPRADLEY RD, LAKE CITY										BLD DATE						LGL DATE		04/11/2025				MLU											
						XF DATE								LAND DATE																									
						INC DATE								AG DATE																									
L N	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	0040	BARN, POLE	0 0	60 24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200																									
2	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000																									
3	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																									
4	0166	CONC, PAVMT	0 100	15 32	480.00	UT	2.00	2.00	100	2004	2004	3	100	960																									
5	0060	CARPORT F	0 100	15 21	315.00	UT	5.00	5.00	100	2004	2004	3	100	1,575																									
6	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,900																									
7	9945	We'll/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																									
LAND DESCRIPTION						TOTAL OB/XF										14,735																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	3,500.00	3,500.00	1,750																						
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270																						
3	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	3,500.00	3,500.00	1,750																						
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.00	AC		1.00	1.00	1.00	280.00	280.00	9,240																						
5	9910	M	MKT. VAL .AG	0		A-1	0.00	0.00	43.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	150,500																						
REVIEW DATE		02/05/2020		BY	JB		Total Acres: 44.00		Total Land Value: 15,010		Market: 150,500		Agricultural: 11,510		Common: 3,500		PRINTED 10/07/2025 BY SYS																						

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