THAT PORTION OF W1/2 OF NW1/4 LY
SPRADLEY RD, EX 5 AC OF E SIDE O
NW1/4 & EX 0.11 AC DESC ORB 970-

BILLEYH RAMEY
440 NW SPRADLEY RD
LAKE CITY, FL 32055-5251

2026

33-1S-17-04633-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

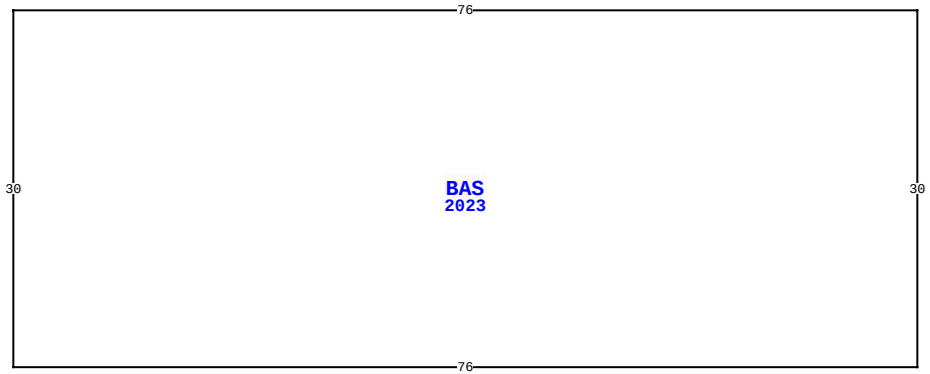
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,280	100	2023	2,280	261,025
TOTALS	2,280			2,280	261,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,280	117.0000	120.51	274,763	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2024 Heated Area: 2280 HX Base Yr 2024



440 NW SPRADKEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,025
TOTAL MARKET OB/XF VALUE		44,700
TOTAL LAND VALUE - MARKET		98,910
TOTAL MARKET VALUE		316,099
SOH/AGL Deduction		0
ASSESSED VALUE		316,099
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		260,377
TOTAL JUST VALUE		404,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,130

SALE:2:3: ORB 933-153
SALE:2:2: DOES NOT REFLECT VALUE OF THIS VACANT LA
SALE:2:1: BUSINESS DEAL BETWEEN 2 FRIENDS, SALE PR
SALE:1:1: A TOTAL OF 113 AC (04593-000 & 04633-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045604	Electrical Servic	0	10/03/2022
000044683	Mobile Home		06/14/2022
000043640	Mobile Home		02/02/2022
000043642	Mobile Home		02/02/2022
25643	M H	275	03/23/2007
20992	M H	125	08/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1413/1128	6/12/2020	WD	Q	I	01	99,000
GRANTOR: PAUL J LESCENSKI						
GRANTEE: RAMEY BILLEYH						
1020/1038	7/08/2004	WD	Q	I		100,000
GRANTOR: IVEY JOHNS						
GRANTEE: PAUL J & SUSAN LESC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=25,16] E76 S30 W76 N30 $
.

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	0030	BARN,MT	0	100	30	50	1,500.00	UT	7.00	7.00	100	2007	2007	3	100	10,500	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 44,700

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	6200	A	PASTURE 3	0					20.98	AC		1.00	1.00	1.00	280.00	280.00	5,874							
2	9910	M	MKT.VAL.AG	0					20.98	AC		1.00	1.00	1.00	4,500.00	4,500.00	94,410							
3	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 10/10/2022 BY JB Total Acres: 21.98 Total Land Value: 10,374 Market: 94,410 Agricultural: 5,874 Common: 4,500 PRINTED 10/07/2025 BY SYS