COMM SW COR OF NW1/4, E 110 FT F
NE 861 FT, E 254.68 FT, SW 861 F
FT TO POB.

ROMERO JORGE/ZAYAS HAYDEE
374 NW SPRADLEY RD
LAKE CITY, FL 32055

2026

33-1S-17-04633-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

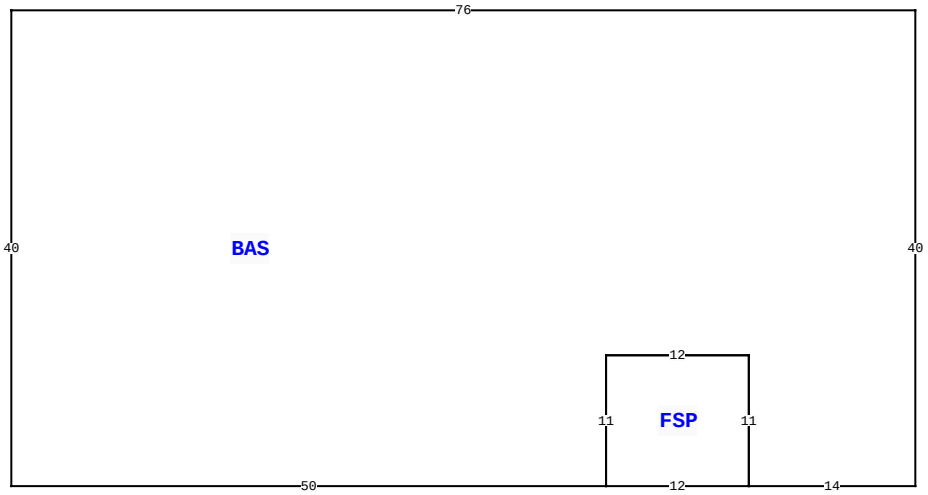
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 33117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,908	100		2,908	171,248
FSP	132	40		53	3,121
TOTALS	3,040			2,961	174,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,961	113.9000	107.07	317,034	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 2908 HX Base Yr 2021



374 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,369
TOTAL MARKET OB/XF VALUE		16,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		225,469
SOH/AGL Deduction		50,141
ASSESSED VALUE		175,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,606
TOTAL JUST VALUE		225,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048920	Roof Replacement	6,263	12/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0676	11/10/2020	WD	Q	I	01	155,000
GRANTOR: STEPHANIE SCANLON						
GRANTEE: JORGE ROBERO & HAYD						
1288/0705	1/22/2015	WD	Q	I	01	138,000
GRANTOR: PAUL J & SUSAN M LESC						
GRANTEE: STEPHANIE SCANLON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S40 E50 FSP= E12 N11 W12 S11$ N11 E12 S11 E14 N40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 16,100

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	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							

REVIEW DATE 02/12/2024 BY JS Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/07/2025 BY SYS