

LOTS 5, 6 & 7 HODGES ADDITION.
481-354, PB 837-1366, 918-2052,

SPICER BRUCE/SIMPSON BETTY JENA
1457 SE LANVALE ST
LAKE CITY, FL 32025

2026

33-3S-17-06739-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 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	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
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	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	33317.130 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	20,049
BAS	252	100		252	21,052
BAS	832	100		832	69,504
FOP	40	30		12	1,002
FOP	64	30		19	1,587
FOP	64	30		19	1,587
FOP	96	30		29	2,423
UST	108	45		49	4,093
TOTALS	1,696			1,452	121,297

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0040	BARN, POLE	0 100	24	13	1.00	UT	0.00	
2	0040	BARN, POLE	0 100	28	25	1.00	UT	0.00	
3	0296	SHED METAL	0 100	31	28	1.00	UT	0.00	
4	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	0100	C	SFR	100		RSF/M	83.00	190.00	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,452 114.7500 128.52 186,611 1948 1990 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1324 HX Base Yr 2004

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
1,900									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		121,297	
TOTAL MARKET OB/XF VALUE		1,900	
TOTAL LAND VALUE - MARKET		11,571	
TOTAL MARKET VALUE		134,768	
SOH/AGL Deduction		40,081	
ASSESSED VALUE		94,687	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		43,965	
TOTAL JUST VALUE		134,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,634	

LAND:1:1: 34,770 SF;ADJ3,LOT(PARCEL)SIZE(STD=20,00			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1381/2445	4/03/2019	WD	U	I	30
GRANTOR: BRUCE A SPICER					
GRANTEE: BRUCE A SPICER & ET					
0978/0180	3/14/2003	WD	Q	I	
GRANTOR: JAMES L HOLLINGSWORTH					
GRANTEE: BRUCE A SPICER					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W10 BAS= N20 FOP= N8 W12 S8 E12\$ W12 S20 E12\$ W12 S26 E3 FOP= S8 E8 N8 W8\$ E8 FOP= S8E8 N8 W8\$ E21 BAS= E12 N21 W12 S21\$ N21 UST= E12 N9 W12 S9\$ N5 FOP= N4 W10 S4 E10\$ W10\$.									