COMM SW COR LOT 17 BLOCK A COLLE
UNIT 1, RUN W 210 FT ALONG N LIN
N 210 FT, E 210 FT, S 210 FT TO

SPRADLEY DOYLE/HALL SHANNON
4637 E US HIGHWAY 90
LAKE CITY, FL 32055

2026

36-3S-17-07460-000

BUILDING CHARACTERISTICS

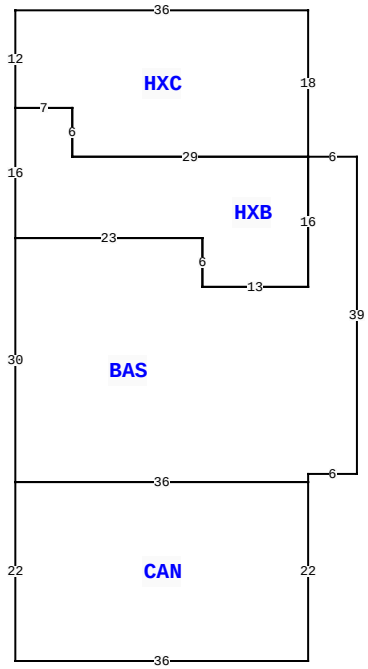
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2501	REPAIR SERVICE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100		1,236	20,957
CAN	792	30		238	4,036
HXB	480	100		480	8,139
HXC	606	30		182	3,086
TOTALS	3,114			2,136	36,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	2,136	75.3543	33.91	72,432	1964	1964	0	0	0	50.00	50.00

1 SERVGARAGE 30.99% - 2008 Heated Area: 1716 HX Base Yr 2008



4637 E US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		79,334
TOTAL MARKET OB/XF VALUE		3,870
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		95,704
SOH/AGL Deduction		0
ASSESSED VALUE		95,704
TOTAL EXEMPTION VALUE	HX HB	21,343
BASE TAXABLE VALUE		74,361
TOTAL JUST VALUE		95,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,704

SALE:1:1: THIS HAS TO BE CHECKED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1292/1115	3/31/2015	WD	U	I	11	100
GRANTOR: DOYLE SPRADLEY						
GRANTEE: DOYLE SPRADLEY & SH						
1137/0400	11/15/2007	WD	Q	I		100,000
GRANTOR: AMERICAN GAS & GROCER						
GRANTEE: DOYLE SPRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

HXC= N18 W36 S12 E7 S6 E29$ HXB= W29 N6 W7 S16 E23 S6 E13 N16$ BAS= S16 W13 N6 W23 S30 CAN= S22 E36 N22 W36$ E36 N1 E6 N39W6$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	800	
3	0040	BARN,POLE	0	100	12	14	168.00	UT	2.50	2.50	100	2003	2003	3	100	420	
4	0294	SHED WOOD/	0	100	10	22	220.00	UT	7.50	7.50	100	2003	2003	3	100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 3,870

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	2501	C	SR-SHP/SFR	100			0.00	0.00	0.50	AC		1.00	1.00	1.00	12,500.00	12,500.00	6,250							
2	0000	C	VAC RES	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	12,500.00	12,500.00	6,250							

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/18/2025 BY SYS

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N 210 FT, E 210 FT, S 210 FT TO

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LAKE CITY, FL 32055

2026

36-3S-17-07460-000

BUILDING CHARACTERISTICS

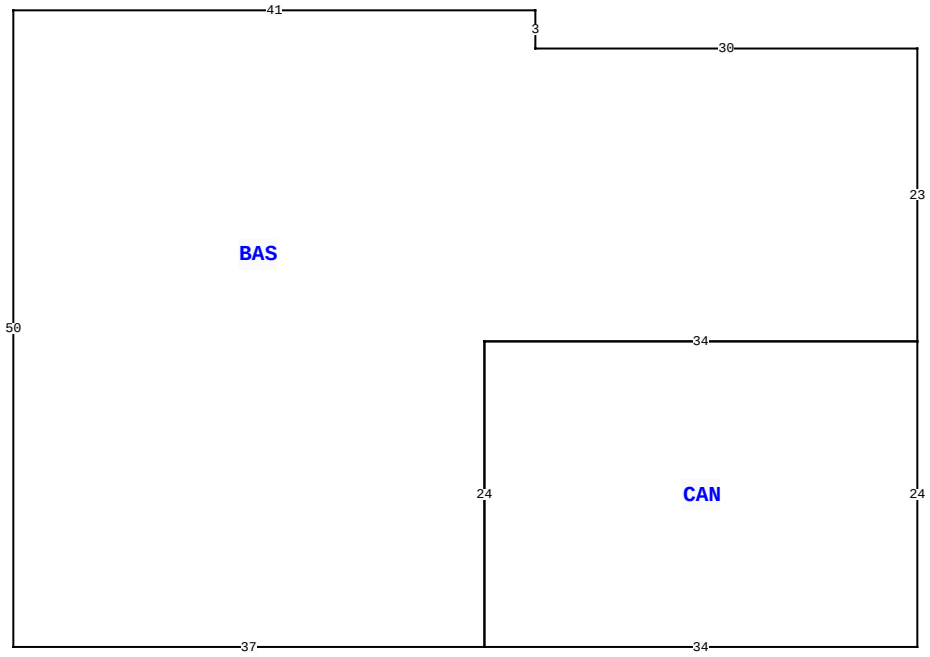
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2501	REPAIR SERVICE/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100		2,644	39,462
CAN	816	30		245	3,657
TOTALS	3,460			2,889	43,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	2,889	66.3390	29.85	86,237	1964	1964	0	0	0	50.00	50.00

2 SERVGARAGE 0% - 2008 Heated Area: 2644 HX Base Yr 2008



4637 E US HIGHWAY 90 , LAKE CITY

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ASSESSED VALUE		95,704
TOTAL EXEMPTION VALUE	HX HB	21,343
BASE TAXABLE VALUE		74,361
TOTAL JUST VALUE		95,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: DOYLE SPRADLEY						
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1137/0400	11/15/2007	WD	Q	I		100,000
GRANTOR: AMERICAN GAS & GROCER						
GRANTEE: DOYLE SPRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N3 W41 S50 E37 CAN= N24 E34 S24 W34$ N24 E34 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/18/2025 BY SYS