COMM NE COR, RUN S 668.48 FT FOR
DEG W 376.17 FT, S 3 DEG W 420.9
DEG E 421 FT, N 470.93 FT TO POB

POTTER BRETT/SPRADLEY KELLI NICHOLE
110 SW ROSEBUD GLEN
LAKE CITY, FL 32024

2026

36-5S-15-00485-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

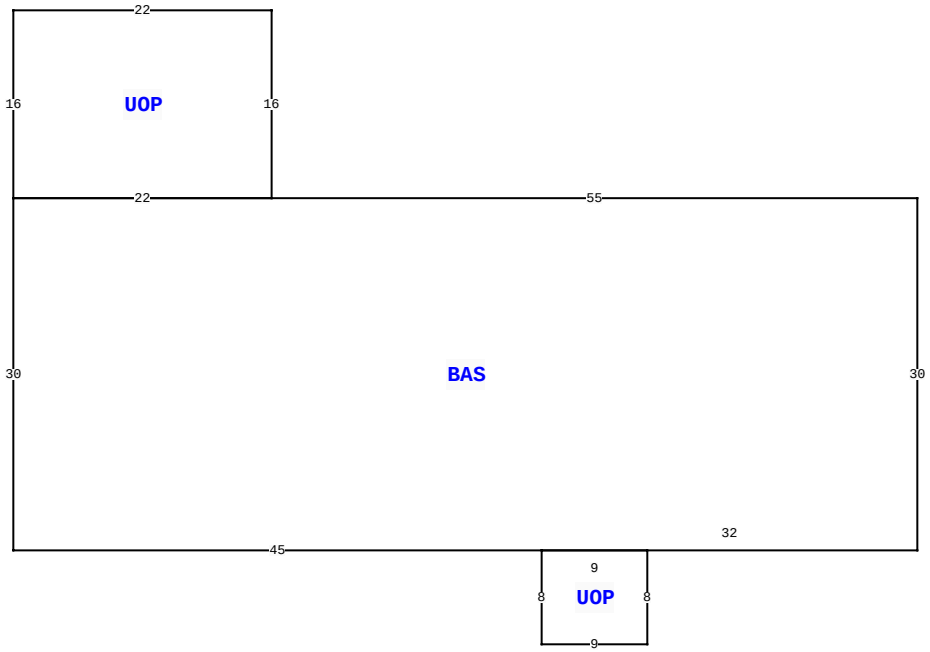
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100		2,310	140,809
UOP	72	25		18	1,097
UOP	352	25		88	5,364
TOTALS	2,734			2,416	147,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,416	117.9000	110.83	267,765	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2006 Heated Area: 2310 HX Base Yr 2006



110 SW ROSEBUD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,271
TOTAL MARKET OB/XF VALUE		14,150
TOTAL LAND VALUE - MARKET		29,750
TOTAL MARKET VALUE		191,171
SOH/AGL Deduction		82,724
ASSESSED VALUE		108,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,725
TOTAL JUST VALUE		191,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38463	MAINT/ALTR	75	08/13/2019
20409	M H	125	02/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1067/0530	12/05/2005	WD	Q	V	01	15,000
GRANTOR: SPRADLEY						
GRANTEE: POTTER AND SPRADLEY						
0928/2203	3/13/2000	WD	Q	V	01	100
GRANTOR: EUGENE SACCOMANO						
GRANTEE: SANDRA SPRANDLEY (F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 UOP= N16 W22 S16 E22$ W22 S30 E45 UOP= S8 E9 N8 W9$ E32 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 14,150

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	3.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	29,750							

REVIEW DATE 07/26/2016 BY DF Total Acres: 3.50 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/18/2025 BY SYS