LOT 14 FERNWOOD ESTATES S/D.
PROB #OO-111-CP ORB 906-1074
THRU 1090, PR DEED 931-2073,

LAWSON MARK
7819 CHATEAU DRIVE SOUTH
JACKSONVILLE, FL 32221

2026

36-5S-15-00485-074

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

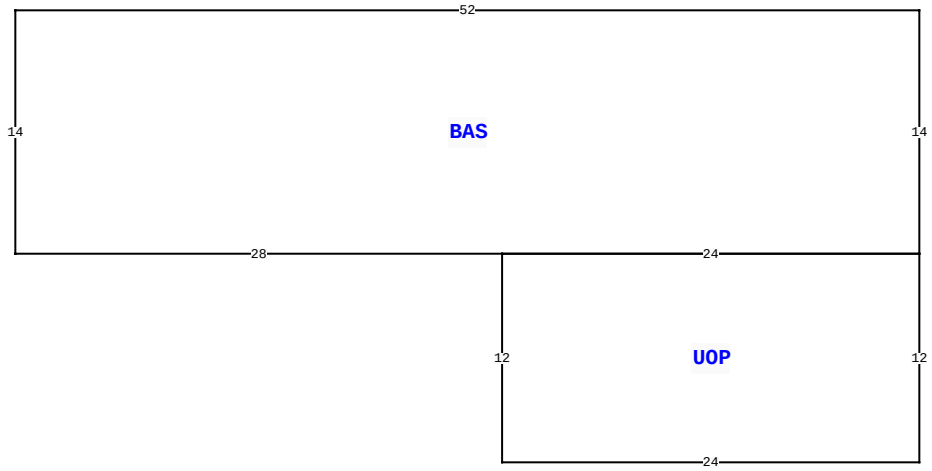
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	10,614
UOP	288	25		72	1,050
TOTALS	1,016			800	11,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	800	60.7500	36.45	29,160	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



1864 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	11,664
TOTAL MARKET OB/XF VALUE	7,573
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	74,237
SOH/AGL Deduction	10,723
ASSESSED VALUE	63,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,514
TOTAL JUST VALUE	74,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,237

LAND:1:1: 5.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0964/2712	10/16/2002	WD	U	V	08	14,500
GRANTOR: SANDRA SPRADLEY						
GRANTEE: MARK LAWSON						
0931/2073	7/25/2001	PR	Q	V	01	100
GRANTOR: O'NEAL & SPRADLEY AS						
GRANTEE: SANDRA SPRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E28 UOP= S12 E24 N12 W24$ E24 N14$.

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	0070	CARPORT UF	0	0	18	21	378.00	UT	2.50	2.50	50	2005	2005	3	50	473	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,573

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/27/2016 BY DF Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS