W DIV W1/2 LOT 1 & ALL LOT 2 BL
PARK S/D.

SPARKS HOLDINGS LLC
295 NW COMMONS LOOP, STE 115-3
LAKE CITY, FL 32055

2027

00-00-00-12494-000

BUILDING CHARACTERISTICS

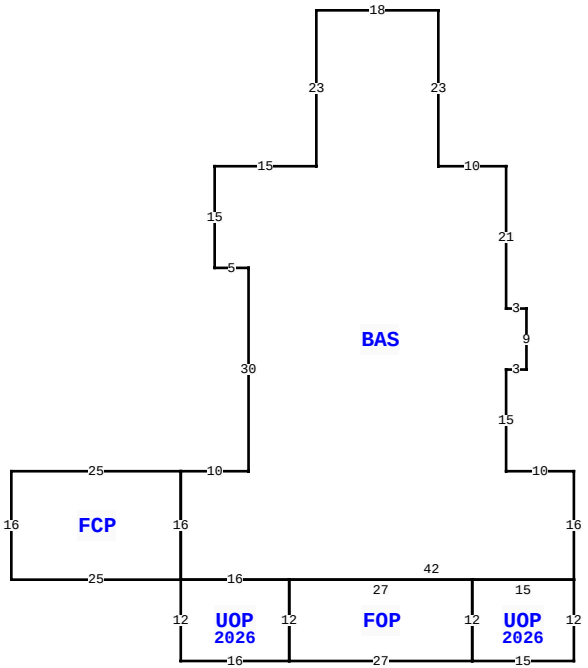
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,154	100		3,154	95,677
FCP	400	30		120	3,640
FOP	324	30		97	2,943
UOP	180	20	2026	36	1,092
UOP	192	20	2026	38	1,153
TOTALS	4,250			3,445	104,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,445	81.9842	60.67	209,008	1927	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2022 Heated Area: 3154 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

768 W DUVAL ST, LAKE CITY

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	0294	SHED WOOD/	0	0	10	15	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	3,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,504
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	241,500
TOTAL MARKET VALUE	349,604
SOH/AGL Deduction	12,889
ASSESSED VALUE	336,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,715
TOTAL JUST VALUE	349,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2538	12/10/2021	WD	U	I	11	0
GRANTOR: MCCRANIE LANDS I LLC						
GRANTEE: SPARKS HOLDINGS LLC						
1357/2509	4/11/2018	WD	U	I	37	178,200
GRANTOR: LAKE CITY LLC						
GRANTEE: MCCRANIE LANDS I LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 S23 W15 S15 E5 S30 W10 S16 E16 E42 N16 W10 N15 E3 N9 W3 N21 W10 N23 $
FCP=[ORIG=-38,68] W25 S16 E25 N16 $
FOP=[ORIG=-22,84] S12 E27 N12 W27 $
UOP=[YR=2026;ORIG=-38,84] S12 E16 N12 W16 $
UOP=[YR=2026;ORIG=5,84] S12 E15 N12 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	1700	C	1STORY OFF	0		*CG	150.00	230.00	34,500.00	SF		1.00	1.00	1.00	7.00	7.00	241,500							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.79 Total Land Value: 241,500 Market: 0 Agricultural: 0 Common: 241,500 PRINTED 11/17/2026 BY SYS