W DIV: LOT 7 BLOCK 5 MCFARLANE P
593-737, 738, DC 819-2043, 823-1

MCDOWELL HEATHER L
982 SW SPRING LN
LAKE CITY, FL 32025

2027

00-00-00-12547-000

BUILDING CHARACTERISTICS

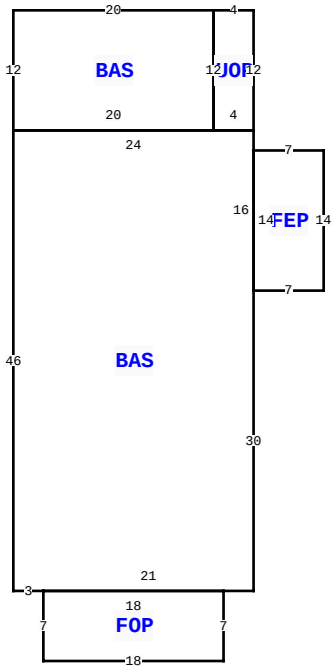
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
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	240	100		240	8,768
BAS	1,104	100		1,104	40,333
FEP	98	80		78	2,850
FOP	126	30		38	1,388
UOP	48	20		10	365
TOTALS	1,616			1,470	53,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,470	94.8915	104.38	153,439	1940	1950	0	0	30	35.00	35.00

1 SINGLE FAM 100% - 2026 Heated Area: 1344 HX Base Yr 2026



982 SW SPRING LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	8	11	88.00	UT	3.50	3.50	100	1993	1993	3	100	308	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		53,704
TOTAL MARKET OB/XF VALUE		808
TOTAL LAND VALUE - MARKET		9,375
TOTAL MARKET VALUE		63,887
SOH/AGL Deduction		0
ASSESSED VALUE		63,887
TOTAL EXEMPTION VALUE	HX HB	38,887
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		63,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2440	5/19/2023	QC	U	I	11	100
GRANTOR: MCDOWELL VONDA						
GRANTEE: MCDOWELL HEATHER L						
1108/2476	12/29/2006	WD	Q	I		76,500
GRANTOR: FERRELL DAWN COURSON						
GRANTEE: VONDA MCDOWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S46 E3 FOP= S7 E18 N7 W18$ E21 N30 FEP= E7 N14 W7 S14$ N16$ UOP= N12 W4 BAS= W20 S12 E20 N12$ S12 E4$.

LAND DESCRIPTION

TOTAL OB/XF 808

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	0100	C	SFR	100		*RSF	-250.00	125.00	6,250.00	SF		1.00	1.00	1.00	1.50	1.50	9,375							

REVIEW DATE 07/13/2026 BY AJ Total Acres: 0.14 Total Land Value: 9,375 Market: 0 Agricultural: 0 Common: 9,375 PRINTED 11/17/2026 BY SYS