C DIV: ALL BLOCK 47

QC 1546-2455, WD 1547-44

SPARKS CONSTRUCTION & DESIGN, INC
184 N MARION AVE
LAKE CITY, FL 32055

**2027**

**00-00-00-12778-000**

## BUILDING CHARACTERISTICS

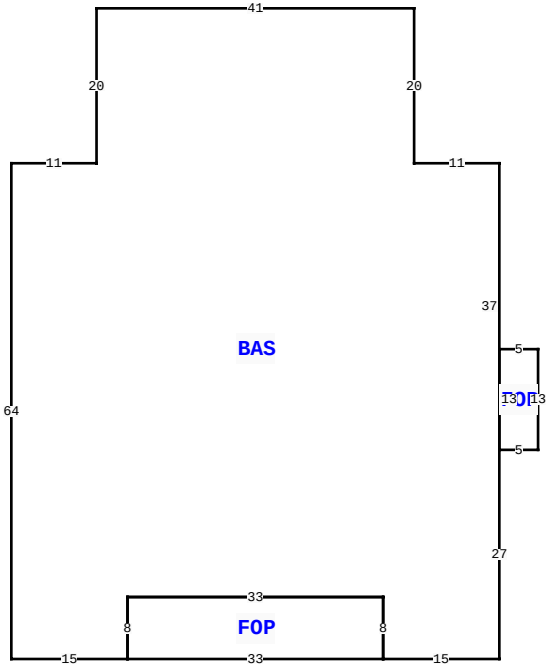
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8900 | MUNICIPAL IMP-EX |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 4,588 | 100 | | 4,588 | 99,812 |
| FOP | 65 | 30 | | 20 | 435 |
| FOP | 264 | 30 | | 79 | 1,719 |
| TOTALS | 4,917 | | | 4,687 | 101,966 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6900 | 04 | 4,687 | 80.5800 | 43.51 | 203,931 | 1900 | 1900 | 0 | 0 | 0 | 50.00 | 50.00 |

1 CLUB HOUSE 0% - 2026 Heated Area: 4588 HX Base Yr




257 SE HERNANDO AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 06/16/2006 CP | LGL DATE | |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 500 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 101,966 |
| TOTAL MARKET OB/XF VALUE | 1,700 |
| TOTAL LAND VALUE - MARKET | 54,576 |
| TOTAL MARKET VALUE | 158,242 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 158,242 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 158,242 |
| TOTAL JUST VALUE | 158,242 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 158,242 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26-0264 | REROOF | 25,300 | 05/06/2026 |
| 2144 | REMODEL | 431 | 05/31/2011 |
| 3623 | REMODEL | 0 | 03/07/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1547/44 | 8/13/2025 | WD | U | I | 11 | 100 |
| GRANTOR: WOMAN'S CLUB OF LAKE | | | | | | |
| GRANTEE: SPARKS CONSTRUCTION | | | | | | |
| 1546/2455 | 8/13/2025 | QC | U | I | 11 | 100 |
| GRANTOR: CITY OF LAKE CITY | | | | | | |
| GRANTEE: WOMAN'S CLUB OF LAK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 N20 W41 S20 W11 S64 E15 FOP= N8 E33 S8 W33$ N8 E33 S8 E15 N27 FOP= E5 N13 W5 S13$ N37$.

## LAND DESCRIPTION

TOTAL OB/XF 1,700

| 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 | 0133 | C | SFR LAKE | 0 | | RO | 0.00 | 0.00 | 31,186.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 54,576 | | | | | | | |

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.72 Total Land Value: 54,576 Market: 0 Agricultural: 0 Common: 54,576 PRINTED 11/17/2026 BY SYS