S DIV: E1/2 OF LOTS 4 & 5 BLOCK
681-010, 687-359, 716-337, 770-1

SPEARS JESSETE
199 SE BAYA DR
LAKE CITY, FL 32025-5982

2027

00-00-00-13816-000

BUILDING CHARACTERISTICS

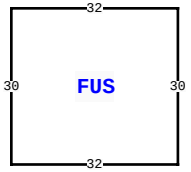
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.060 1.00/

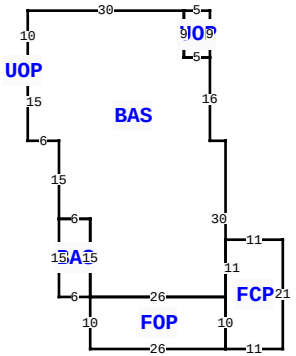
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	4,935
BAS	1,700	100		1,700	93,207
FCP	231	25		58	3,180
FOP	260	30		78	4,276
FUS	960	100		960	52,634
UOP	6	20		1	55
UOP	45	20		9	493
TOTALS	3,292			2,896	158,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,896	76.6800	84.35	244,278	1900	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2750 HX Base Yr 2018





486 SE ISABELLA WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		185,042
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		33,600
TOTAL MARKET VALUE		218,642
SOH/AGL Deduction		82,903
ASSESSED VALUE		135,739
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		34,328
TOTAL JUST VALUE		218,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3342	ADDN SFR	596	08/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/2607	11/20/2021	QC	U	I	11	100
GRANTOR: SPEARS GREG						
GRANTEE: SPEARS GREG						
1327/1657	12/16/2016	WD	U	I	37	6,000
GRANTOR: DOLORES S DENINA (A S						
GRANTEE: GREG SPEARS (A MARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S10 UOP= W2 S3 E2 N3$ S15 E6 S15 BAS= S15 E6 N15 W6$ E6 S15 FOP= S10 E26 N10 W26$ E26 FCP= S10 E11 N21 W11 S11$ N30 W3 N16 UOP= N9 W5 S9 E5$ W5 N9$ PTR= N30 FUS= N30 W32 S30 E32$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		*RO	0.00	0.00	4,200.00	SF		1.00	1.00	1.00	4.00	4.00	16,800							
2	0000	C	VAC RES	100		00	0.00	0.00	4,200.00	SF		1.00	1.00	1.00	4.00	4.00	16,800							

REVIEW DATE 03/06/2018 BY HC Total Acres: 0.19 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/17/2026 BY SYS

S DIV: E1/2 OF LOTS 4 & 5 BLOCK
681-010, 687-359, 716-337, 770-1

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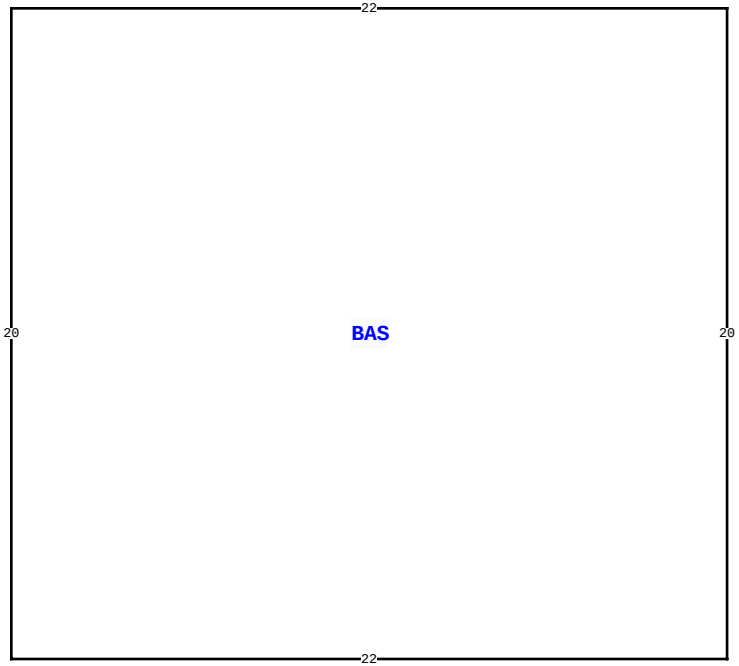
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Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	26,261
TOTALS	440			440	26,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	440	83.4750	91.82	40,401	1900	1900	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2018 Heated Area: 440 HX Base Yr 2018



486 SE ISABELLA WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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GRANTOR: DOLORES S DENINA (A S						
GRANTEE: GREG SPEARS (A MARR						

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