

LOTS 45 & 46 FRANK THOMAS UNR S/
 COMM NE COR OF SW1/4 OF NE1/4, R
 POB, W 561.38 FT, N 312 FT, SE 5

SPIVEY KAREN/RUDMAN GARY W
 238 NE SPIVEY LANE
 LAKE CITY, FL 32055

2026

01-2S-17-04659-022

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	384	100	
BAS	993	100	
FOP	48	30	
FOP	55	30	
FSP	160	40	
TOTALS	1,640		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,471	105.7320	120.53	177,300	1977	1977	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1377 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		115,245	
TOTAL MARKET OB/XF VALUE		3,400	
TOTAL LAND VALUE - MARKET		15,960	
TOTAL MARKET VALUE		134,605	
SOH/AGL Deduction		0	
ASSESSED VALUE		134,605	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		134,605	
TOTAL JUST VALUE		134,605	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		132,587	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17527	ADDN SFR	160	01/12/2000
15058	M H	125	02/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1236/2403	6/14/2012	QC	U	I	11	100

GRANTOR: CHARLES D SPIVEY & KA
 GRANTEE: CHARLES D SPIVEY &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S16 E24 N16 BAS= S16 W24 S11 E13 FSP= S8E20 N8 W20\$ E38 N8 FOP= E5 N11 W5 S11\$ N19 W20 FOP= N6 W8 S6 E8\$ W7\$.	

EXTRA FEATURES																	
L N	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	2.85	AC		1.00	1.00	1.00	5,600.00	5,600.00	15,960							