LOT 14 APPALACHIE TRACE S/D UNR:
COR OF SEC, RUN S 267.38 FT FOR
S 643 FT, NW 1117.41 FT TO E R/W

SPANO CHRISTOPHER M/SPANO MARY R
147 SW GREMLIN WAY
LAKE CITY, FL 32024

2026

03-6S-16-03766-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1019 SW APPALACHEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,578
TOTAL MARKET VALUE	99,578
SOH/AGL Deduction	45,636
ASSESSED VALUE	53,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,942
TOTAL JUST VALUE	99,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1890	9/26/2018	WD	Q	V	01	42,000
GRANTOR: L TAYLOR GOES						
GRANTEE: CHRISTOPHER M & MAR						
1322/0592	9/15/2016	WD	U	V	37	23,000
GRANTOR: CARROLL FAMILY HOLDIN						
GRANTEE: L TAYLOR GOES						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0000	C	VAC RES	0			0.00	0.00	10.65	AC		1.00	1.00	0.85	11,000.00	9,350.00	99,578							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.65 Total Land Value: 99,578 Market: 0 Agricultural: 0 Common: 99,578 PRINTED 06/09/2026 BY SYS