

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						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 85,999 TOTAL MARKET VALUE 85,999 SOH/AGL Deduction 32,057 ASSESSED VALUE 53,942 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 53,942 TOTAL JUST VALUE 85,999 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 85,999																	
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED																		
MAP NUM MKT AREA 02																																		
NEIGHBORHOOD/LOC 3616.0100 1.00/																SALES DATA OFF RECORD Number DATE TYPE INST Q / 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																		
TOTALS																BUILDING NOTES																		
EXTRA FEATURES						1019 SW APPALACHEE TER, FORT WHITE										BUILDING DIMENSIONS																		
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																			
																	LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 9,500.00 8,075.00 85,999																	
REVIEW DATE 04/07/2025 BY MLU																	Total Acres: 10.65 Total Land Value: 85,999										Market: 0 Agricultural: 0 Common: 85,999				PRINTED 03/24/2026 BY SYS			