LOT 6 PINE TREE ESTATES S/D.
670-022-24, 782-657, 788-489, 78

SPRADLIN BRUCE W/SPRADLIN SHARON S
308 SW REMINGTON CT
LAKE CITY, FL 32024

2027

03-6S-17-09578-006

BUILDING CHARACTERISTICS

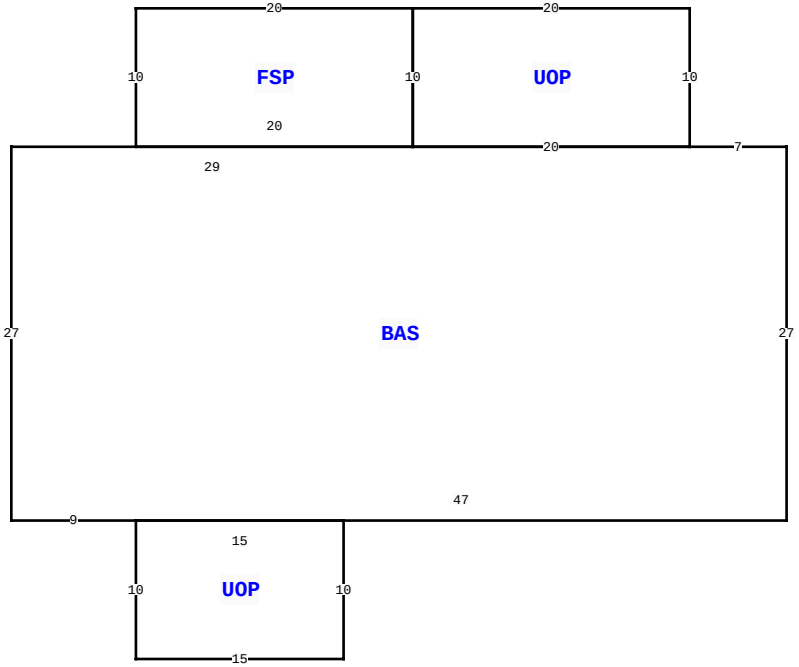
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
FSP	200	40		80	2,225
UOP	150	25		38	1,057
UOP	200	25		50	1,391
TOTALS	2,062			1,680	46,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	115.9000	69.54	116,827	1997	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1996 Heated Area: 1512 HX Base Yr 1996



308 SW REMINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0294	SHED WOOD/	0	100	8	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2004	2004	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,731
TOTAL MARKET OB/XF VALUE	13,600
TOTAL LAND VALUE - MARKET	53,760
TOTAL MARKET VALUE	114,091
SOH/AGL Deduction	39,412
ASSESSED VALUE	74,679
TOTAL EXEMPTION VALUE	HX HB VX 54,679
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	114,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,091

SALE:2:1: SALE TOO LOW - DICKS IS IN REAL ESTATE

BLDG:1:1: SEABREEZE MH

PRMT:1:1: 12X60

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11607	M H	125	09/03/1996
9176	M H	125	12/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/0991	12/01/1995	WD	Q	V		15,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: BRUCE W & SHARON S						
0788/0489	1/31/1994	WD	U	V	12	8,400
GRANTOR: D M HALE, THOMAS O HA						
GRANTEE: LENVIL H DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N10 W20 S10 E20$ W20 FSP= N10 W20 S10 E20$ W29 S27 E9 UOP= S10 E15 N10 W15$ E47 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,600

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	0102	C	SFR/MH	100		00	0.00	0.00	4.48	AC		1.00	1.00	1.00	12,000.00	12,000.00	53,760							

REVIEW DATE 09/27/2017 BY BC Total Acres: 4.48 Total Land Value: 53,760 Market: 0 Agricultural: 0 Common: 53,760 PRINTED 11/17/2026 BY SYS