

COMM AT SW COR OF SEC, RUN N 52.
 CONT NORTH 1300.63 FT, E 384.81
 W 329.69 FT, SOUTH 380.07 FT, S

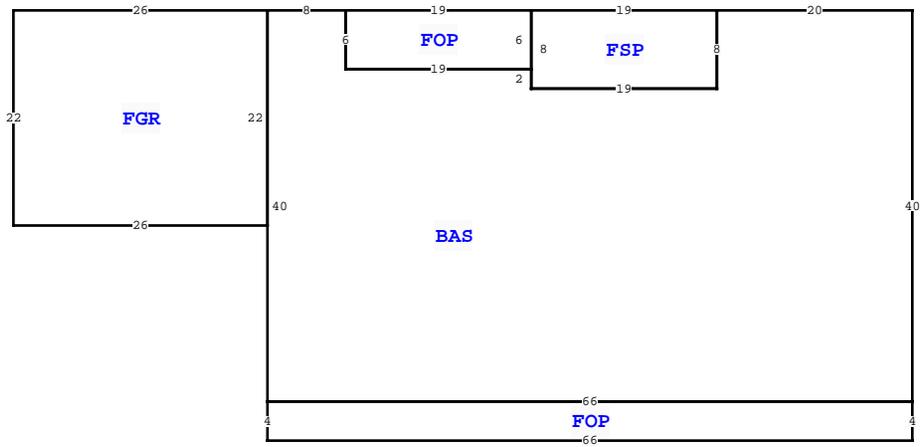
SPURLING ALISHA/SPURLING WILLIAM
 3996 SW PINEMOUNT RD
 LAKE CITY, FL 32024

2026

06-4S-16-02785-000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,374	100
FGR	572	55
FOP	114	30
FOP	264	30
FSP	152	40
TOTALS	3,476	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
			Heated Area: 2374			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			205,877
TOTAL MARKET OB/XF VALUE			13,636
TOTAL LAND VALUE - MARKET			28,224
TOTAL MARKET VALUE			247,737
SOH/AGL Deduction			6,614
ASSESSED VALUE			241,123
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			189,712
TOTAL JUST VALUE			247,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,764
PRMT:1:1: ELEC SERV BARN			
LAND:1:1: NO NUTS 1992-DISASTER PROGRAM-UNIT PRICE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
12095	PUMP/UTPOL	30	01/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2255	7/01/2025	WD	Q	I	01	280,000
GRANTOR: CHARTER CHERI						
GRANTEE: SPURLING ALISHA						
1541/1046	5/28/2025	WD	Q	I	01	275,000
GRANTOR: LIN XIAOFENG						
GRANTEE: CHARTER CHERI						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	59.50	100	1976	1976	3	40	12,186	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1989	1989	3	100	50	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2014	2014	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W20 FSP= W19 S8 E19 N8\$S8 W19 N2 FOP= N6 W19 S6 E19\$W19 N6 W8 FGR= W26 S22 E26 N22\$ S40FOP= S4 E66 N4 W66\$ E66 N40\$.														

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	100		A-1	0.00	0.00	4.48	AC		1.00	1.00	0.70	9,000.00	6,300.00	28,224							