LOT 7 HILLS OF HUNTSVILLE.

WD 1138-2317, CT 1172-1931, WD 1

SPIVEY RICHARD/SPIVEY SYLVIA
809 NW MILO TER
LAKE CITY, FL 32055

2027

08-3S-16-02032-107

BUILDING CHARACTERISTICS

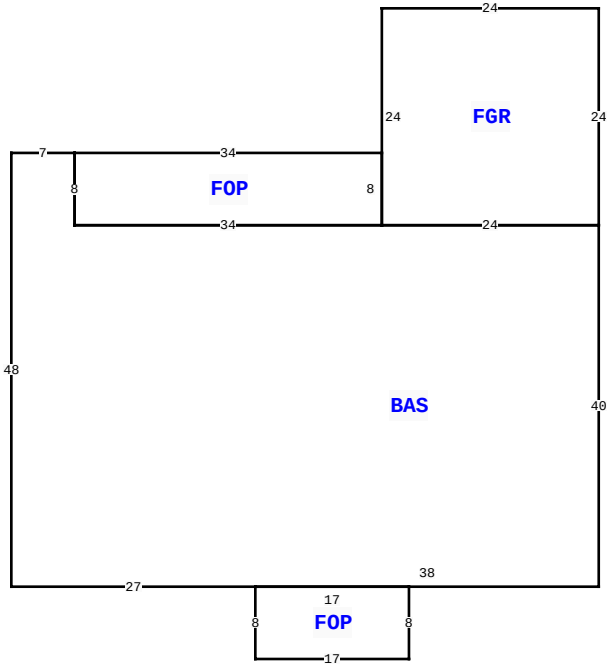
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		8316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,656	100		2,656	321,417
FGR	576	55		317	38,362
FOP	136	30		41	4,961
FOP	272	30		82	9,924
TOTALS	3,640			3,096	374,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	3,096	117.0400	128.74	398,579	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 2656 HX Base Yr 2026



809 NW MILO TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		374,664
TOTAL MARKET OB/XF VALUE		17,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		457,464
SOH/AGL Deduction		51,078
ASSESSED VALUE		406,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		354,975
TOTAL JUST VALUE		457,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38763	SFR	0	10/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2279	9/05/2025	WD	Q	I	01	595,000
GRANTOR: HARRISON JOHN S						
GRANTEE: SPIVEY RICHARD						
1389/0414	7/12/2019	WD	Q	V	01	55,000
GRANTOR: WESTRIDGE INC						
GRANTEE: JOHN S & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S48 E27 FOP= S8 E17 N8 W17$ E38 N40 FGR= N24 W24 S24 E24$ W24 FOP= N8 W34 S8 E34$ W34 N8$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	15,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 17,800

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/17/2025 BY TP Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS