

LOTS 8, 9 & 10 BLK 5 LAKESIDE HE
 THAT PART OF A CLOSED ALLEY CONT
 ABOVE DESC'D LOTS IN RESOL#93R-4

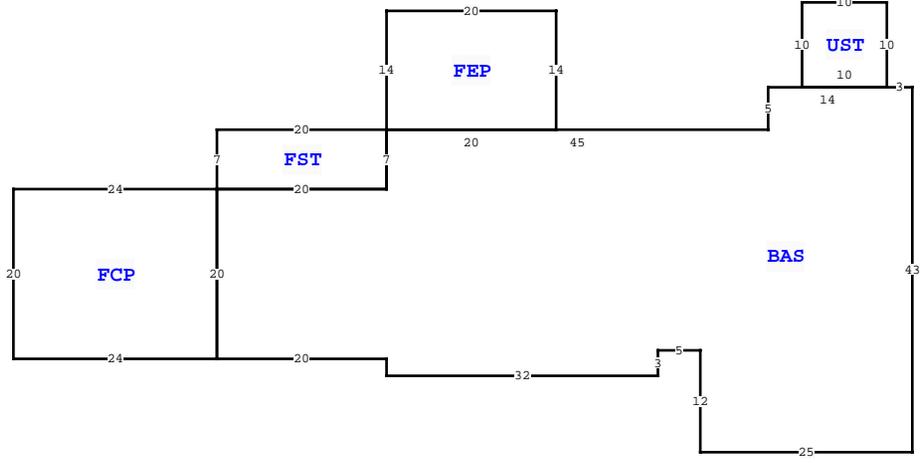
SPENCER PATRICIA B
 190 SW AMERIGO PLACE
 LAKE CITY, FL 32025

2026

08-4S-17-08234-000

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 19 COMMON BRK 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 100 |
| Kitchen Adjus | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,959 | 111.1680 | 126.73 | 374,994 | 1966 | 1966 | 0 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 100% - 0 | | | | | | | | | | | | |
| Heated Area: 2493 | | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | | |



| Quality | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| DOR CODE | 05 05 | | | | |
| MAP NUM | 0100 SINGLE FAMILY | | | | |
| NEIGHBORHOOD/LOC | 8417.0300 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,493 | 100 | | 2,493 | 205,360 |
| FCP | 480 | 25 | | 120 | 9,885 |
| FEP | 280 | 80 | | 224 | 18,452 |
| FST | 140 | 55 | | 77 | 6,343 |
| UST | 100 | 45 | | 45 | 3,707 |
| TOTALS | 3,493 | | | 2,959 | 243,746 |

| 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 800 | |

| TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1,600 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | 00 | 0.00 | 0.00 | 3.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 67,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---|-------------|---------------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 243,746 | |
| TOTAL MARKET OB/XF VALUE | | 1,600 | |
| TOTAL LAND VALUE - MARKET | | 67,500 | |
| TOTAL MARKET VALUE | | 312,846 | |
| SOH/AGL Deduction | | 153,651 | |
| ASSESSED VALUE | | 159,195 | |
| TOTAL EXEMPTION VALUE | | HX HB WX SX 106,411 | |
| BASE TAXABLE VALUE | | 52,784 | |
| TOTAL JUST VALUE | | 312,846 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 296,576 | |
| SALE:1:1: LOTS 9 & 10 BLOCK 5, LAKESIDE HEIGHTS - | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 31256 | MAINT/ALTR | 85 | 07/18/2013 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1539/2630 | 5/09/2025 | LE U | I | I | 14 | 100 |
| GRANTOR: SPENCER PATRICIA B | | | | | | |
| GRANTEE: SPENCER PATRICIA B | | | | | | |
| 0957/1220 | 7/10/2002 | WD Q | I | I | 03 | 8,500 |
| GRANTOR: LARSON | | | | | | |
| GRANTEE: BILLY & PATRICIA SP | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W3 UST= N10 W10 S10 E10\$ W14 S5 W45 FEP= N14E20 S14 W20\$ FST= W20 S7 E20N7\$ S7 W20 FCP= W24 S20 E24N20\$ S20 E20 S2 E32 N3 E5 S12 E25 N43\$. | |