LOTS 1, 2, 3 & 4 FOXWOOD ACRES S FT S OF NE COR OF SE1/4 WHICH IS RD, W ALONG RD R/W 337.20 FT, S

SPRADLEY DAVID K/SPRADLEY JOYCE L
594 SW CATES ST
LAKE CITY, FL 32024

**2027**

**15-5S-16-03622-004**

## BUILDING CHARACTERISTICS

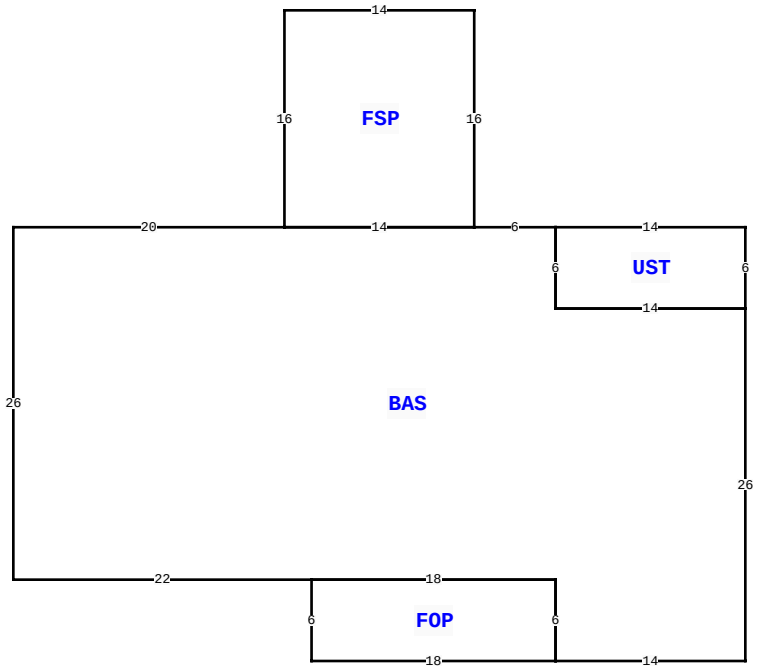
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 02 | WALL BD/WD 20 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 06 | VINYL ASB 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15516.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 118,164 |
| FOP | 108 | 30 | | 32 | 2,693 |
| FSP | 224 | 40 | | 90 | 7,574 |
| UST | 84 | 45 | | 38 | 3,198 |
| TOTALS | 1,820 | | | 1,564 | 131,630 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,564 | 117.7110 | 129.48 | 202,507 | 1968 | 1968 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1404 HX Base Yr




594 SW CATES ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | | 131,630 |
| TOTAL MARKET OB/XF VALUE | | 6,303 |
| TOTAL LAND VALUE - MARKET | | 38,720 |
| TOTAL MARKET VALUE | | 176,653 |
| SOH/AGL Deduction | | 103,793 |
| ASSESSED VALUE | | 72,860 |
| TOTAL EXEMPTION VALUE | HX HB | 47,860 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 176,653 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 179,052 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 S26 E22 FOP= S6 E18N6 W18$ E18 S6 E14 N26 UST= N6 W14 S6 E14$ W14 N6 W6 FSP= N16 W14 S16 E14$ W14$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 60 | 1993 | 1993 | 3 | 60 | 864 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 290.00 | UT | 4.50 | 4.50 | 60 | 1993 | 1993 | 3 | 60 | 783 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 3,456 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,303

| 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 | 2.42 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 38,720 | | | | | | | |

REVIEW DATE 02/18/2026 BY KS Total Acres: 2.42 Total Land Value: 38,720 Market: 0 Agricultural: 0 Common: 38,720 PRINTED 11/17/2026 BY SYS