SW1/4 OF SE1/4 LYING S OF RD NO
521-549, 727-237, 770-242, 884-8

GRIFFIN PAULINE/HARPS DAVID JR
1286 NW CR 25-A
LAKE CITY, FL 32055

2027

18-3S-17-05062-000

BUILDING CHARACTERISTICS

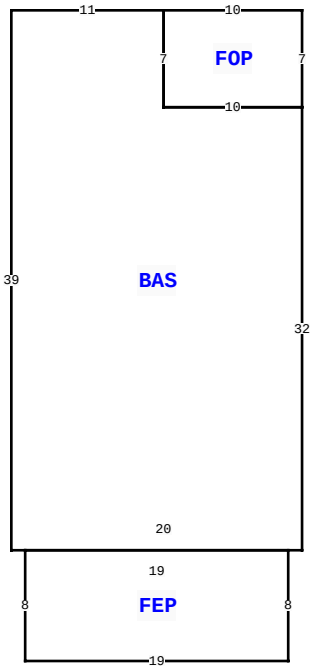
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	749	100		749	49,050
FEP	152	80		122	7,990
FOP	70	30		21	1,375
TOTALS	971			892	58,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	892	91.5876	100.75	89,869	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2000 Heated Area: 749 HX Base Yr 2000



1286 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0070	CARPORT UF	0	50	20	21	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		72,210
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		13,500
TOTAL MARKET VALUE		86,310
SOH/AGL Deduction		17,346
ASSESSED VALUE		68,964
TOTAL EXEMPTION VALUE	HA HAB WX	22,162
BASE TAXABLE VALUE		46,802
TOTAL JUST VALUE		86,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054021	Remodel	11,000	09/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0884/0820	7/13/1999	WD	Q	I		50,000
GRANTOR: D SPANGLER						
GRANTEE: GRIFFIN'S						
0770/0242	1/19/1992	WD	U	I	35	16,000
GRANTOR: FRANK FLOWERS						
GRANTEE: DAVID E SPANGLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S39 E1 FEP= S8 E19N8 W19$ E20 N32 FOP= N7 W10 S7 E10$ W10 N7$.

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	50		ILW	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0100	C	SFR	0		ILW	0.00	0.00	0.35	AC		1.00	1.00	1.00	10,000.00	10,000.00	3,500							

REVIEW DATE 05/01/2026 BY robin Total Acres: 1.35 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/16/2026 BY SYS

SW1/4 OF SE1/4 LYING S OF RD NO

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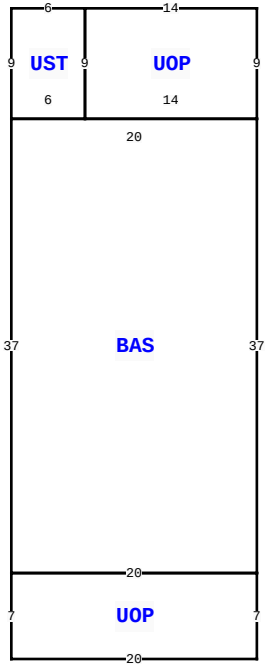
ELEMENT	CD	CONSTRUCTION
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Roof Cover	01	MINIMUM 100
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Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
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Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	740	100		740	12,495
UOP	126	20		25	422
UOP	140	20		28	473
UST	54	45		24	405
TOTALS	1,060			817	13,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3300	01	817	48.9402	33.77	27,590	1945	1945	0	0	0	50.00	50.00

2 NCLUB/BARS 0% - 2000 Heated Area: 740 HX Base Yr 2000



1286 NW COUNTY ROAD 25A , LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE	
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0770/0242	1/19/1992	WD	U	I	35	16,000
GRANTOR: FRANK FLOWERS						
GRANTEE: DAVID E SPANGLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S37 UOP= S7 E20 N7 W20$ E20 N37$ UOP= N9 W14 UST= W6 S9 E6 N9$ S9 E14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2026 BY robin Total Acres: 1.35 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/16/2026 BY SYS