

THE FOLLOWING DESC PRCL LYING IN
COR OF SEC 18, N 1326.78 FT TO S
SE1/4 OF SEC 13, W 2632.77 FT, N

SPARKS MICHAEL ANTHONY/MUSANTE TONI ANN
1628 SW MANDIBA DR
LAKE CITY, FL 32024

2026

18-5S-17-09280-000


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|------------|--------------|----------------------|-----------|------------|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|-------------------|---------|-----------|----------|-----------|------------|-----------|-----------|------|------------|----|---------|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 79,080 TOTAL MARKET VALUE 79,080 SOH/AGL Deduction 11,301 ASSESSED VALUE 67,779 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 67,779 TOTAL JUST VALUE 79,080 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,605 | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM 26473 DESCRIPTION SFR AMT 309 ISSUED 12/04/2007 | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / V</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1467/2250</td> <td>5/24/2022</td> <td>WD Q</td> <td>V</td> <td>05</td> <td>195,500</td> </tr> </tbody> </table> GRANTOR: NO MORE NEIGHBORS, LL GRANTEE: SPARKS MICHAEL ANTH 1374/1234 12/13/2018 WD Q V 05 83,100 GRANTOR: OAKS OF LAKE CITY LLC GRANTEE: NO MORE NEIGHBORS, | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q / V | RSN CD | SALE PRICE | 1467/2250 | 5/24/2022 | WD Q | V | 05 | 195,500 |
| OFF RECORD Number | DATE | TYPE INST | Q / V | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1467/2250 | 5/24/2022 | WD Q | V | 05 | 195,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/06/2026 | | MLU |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 05/06/2026 | | MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | | | | 6.59 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 79,080 | | | | | | | | | | | | | | | | | | | | | | | | |