THE S 960 FT OF THE E 420 FT OF OF US-441.

SPRADLEY DONALD B/SPRADLEY STEVE W
C/O DON SPRADLEY, 8040 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

20-2S-17-04739-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

8232 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,850
TOTAL LAND VALUE - MARKET	55,250
TOTAL MARKET VALUE	12,125
SOH/AGL Deduction	0
ASSESSED VALUE	12,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,125
TOTAL JUST VALUE	58,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0808/2277	8/01/1995	QC	Q	I	03	100

GRANTOR: KATIE LEE SPRADLEY, W

GRANTEE: DONALD B & STEVE W

BUILDING NOTES

BUILDING DIMENSIONS

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	0	14	25	350.00	UT	2.00	2.00	50	2010	2010	3	50	350	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	370.00	370.00	2,775							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	48,750							

REVIEW DATE 03/22/2017 BY DF Total Acres: 8.50 Total Land Value: 9,275 Market: 48,750 Agricultural: 2,775 Common: 6,500 PRINTED 03/24/2026 BY SYS