LOT 20 BLOCK 1 RUBY PARK S/D.

448 286

HARPER SPENCER H
200 NW NEMO TER
LAKE CITY, FL 32055

**2026**

**20-3S-17-05440-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

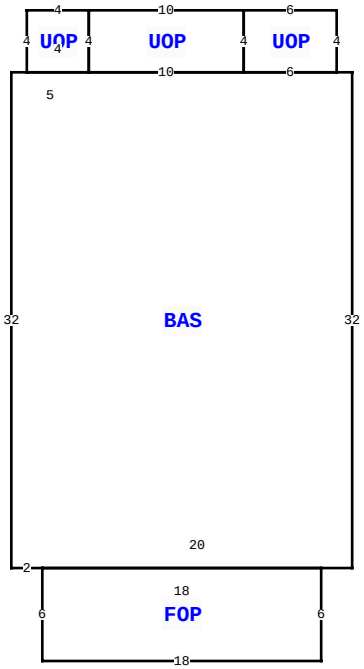
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 02 | 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 20317.080 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 704 | 100 | | 704 | 31,863 |
| FOP | 108 | 30 | | 32 | 1,448 |
| UOP | 16 | 20 | | 3 | 136 |
| UOP | 24 | 20 | | 5 | 226 |
| UOP | 40 | 20 | | 8 | 362 |
| TOTALS | 892 | | | 752 | 34,035 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 752 | 62.1690 | 69.63 | 52,362 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 704 HX Base Yr




223 NW KOBIE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 34,035 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,907 |
| TOTAL MARKET VALUE | 35,942 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 35,942 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 35,942 |
| TOTAL JUST VALUE | 35,942 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 35,942 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0433/0641 | 9/01/1979 | 03 | Q | I | | 6,000 |

GRANTOR:

GRANTEE:

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W1 UOP= N4 W6 S4 E6 $ W6 UOP= N4 W10 S4 E10$ W10 UOP= N4 W4 S4 E4$ W5 S32 E2 FOP= S6 E18N6 W18$ E20 N32$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

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 | 0100 | C | SFR | 0 | | | 0.00 | 0.00 | 7,629.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 1,907 | | | | | | | |

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.18 Total Land Value: 1,907 Market: 0 Agricultural: 0 Common: 1,907 PRINTED 03/25/2026 BY SYS