

LOTS 1, 2, 9 & 10 BLOCK 29 MASON  
PART OF 2ND AVE WEST (VACATED) A  
CONTIGUOUS TO LOTS 1 & 10 BLOCK

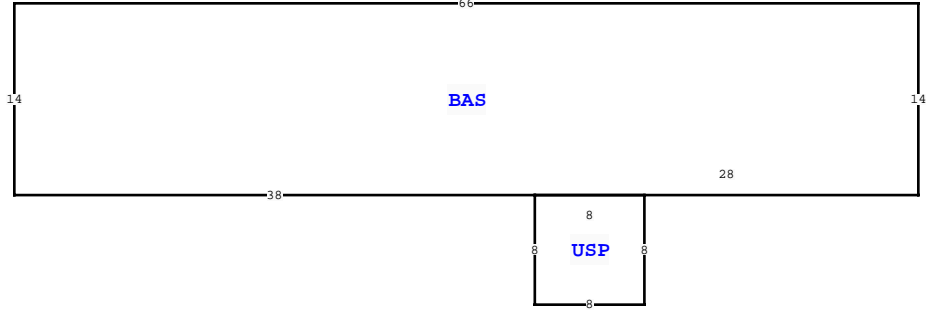
TAYLOR SPENCER & SHANNA LIVING TRUST DATED 3RD OF  
307 SW CIRRUS DR  
LAKE CITY, FL 32025

**2026**

22-5S-17-09340-019  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	924	100
USP	64	35
TOTALS	988	946 21,701

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2024		Heated Area: 924					HX Base Yr			



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			21,701
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			14,940
TOTAL MARKET VALUE			44,641
SOH/AGL Deduction			1,848
ASSESSED VALUE			42,793
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			42,793
TOTAL JUST VALUE			44,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			41,321
SALE: 2:1: 1988 PED MH INCL			
XFOB: 1:1: PIEDMONT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/1076	11/03/2025	WD	U	I	11	100
GRANTOR: TAYLOR SPENCER HOWARD						
GRANTEE: TAYLOR SPENCER & SH						
1482/2737	1/17/2023	WD	Q	I	01	37,500
GRANTOR: KELLER ROBIN R						
GRANTEE: TAYLOR SPENCER H						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0070	CARPOT UF	0	0	0	0	1.00	UT	0.00	0.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00

TOTAL OB/XF																								
8,000																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	0.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,940							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E38 USP= S8 E8 N8 W8\$ E28 N14\$.