AKA LOTS 29 & 30 BUIE'S TRACT UN
265.16 FT OF S 530.32 FT OF NW1/
EX RD R/W. (LOT 30) N 265.16 FT

SPAGNOLA FAMILY REVOCABLE TRUST DATED SEPTEMBER 10
396 SW TALL PINE CT
LAKE CITY, FL 32024-9568

2027

24-4S-15-00384-007

BUILDING CHARACTERISTICS

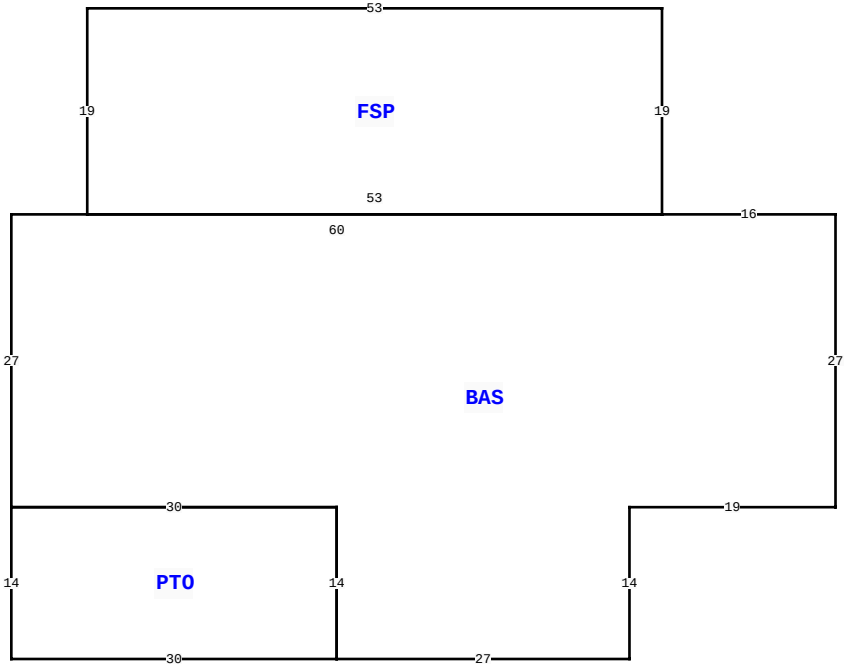
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100		2,430	67,593
FSP	1,007	40		403	11,210
PTO	420	5		21	584
TOTALS	3,857			2,854	79,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,854	115.9000	69.54	198,467	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 2430 HX Base Yr



408 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
2	0080	DECKING	0	0	10	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	0	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0021	BARN,FR AE	0	0	25	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	0	0	0	948.00	UT	1.50	1.50	100	1993	1993	3	100	1,422	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,387
TOTAL MARKET OB/XF VALUE	25,458
TOTAL LAND VALUE - MARKET	145,080
TOTAL MARKET VALUE	145,285
SOH/AGL Deduction	19,376
ASSESSED VALUE	125,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,909
TOTAL JUST VALUE	249,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,925

XFOB:1:1: CHAM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20267	REMODEL	100	12/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/753	9/10/2024	WD	U	I	11	100
GRANTOR: SPAGNOLA WILLIAM D						
GRANTEE: SPAGNOLA FAMILY REV						
1495/1160	7/25/2023	WD	U	I	11	100
GRANTOR: SPAGNOLA WILLIAM DONA						
GRANTEE: SPAGNOLA WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N19 W53 S19 E53$ W60 S27 PTO= S14 E30 N14W30$ E30 S14 E27 N14 E19 N27$.

LAND DESCRIPTION

TOTAL OB/XF 25,458

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	0200	C	MBL HM	0		A-1	0.00	0.00	4.12	AC		1.00	1.00	1.00	9,000.00	9,000.00	37,080							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	280.00	280.00	3,360							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 05/13/2025 BY KS Total Acres: 16.12 Total Land Value: 40,440 Market: 108,000 Agricultural: 3,360 Common: 37,080 PRINTED 11/17/2026 BY SYS