(AKA LOT 26 BUIE'S TRACT UNR)
THE S 265.16 FT OF NW1/4 OF SE1/

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

2027

24-4S-15-00384-009

BUILDING CHARACTERISTICS

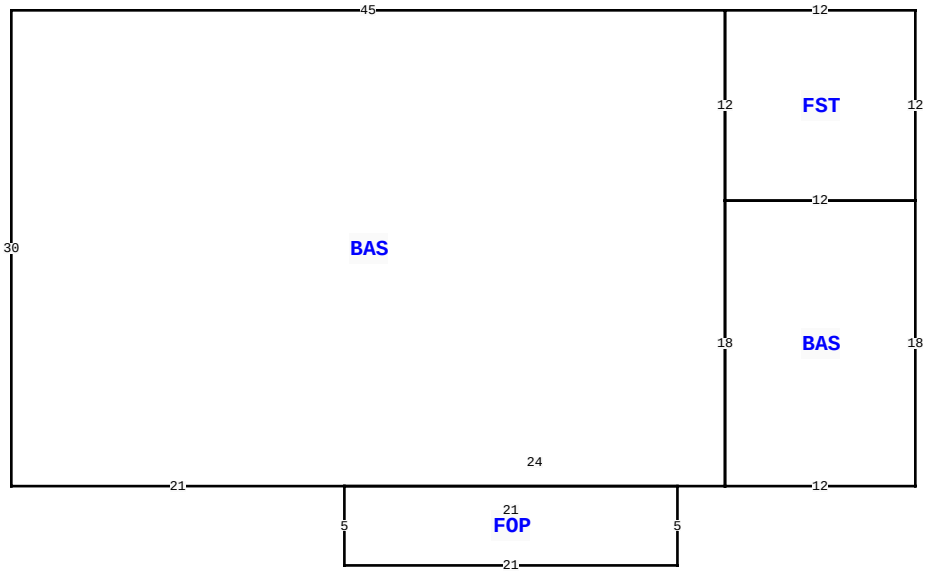
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	216	100		216	17,662
BAS	1,350	100		1,350	110,390
FOP	105	30		32	2,617
FST	144	55		79	6,460
TOTALS	1,815			1,677	137,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	114.3660	125.80	210,967	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1566 HX Base Yr 1997



396 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
7	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,129
TOTAL MARKET OB/XF VALUE	13,000
TOTAL LAND VALUE - MARKET	78,500
TOTAL MARKET VALUE	164,089
SOH/AGL Deduction	66,628
ASSESSED VALUE	97,461
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	41,050
TOTAL JUST VALUE	228,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31214	MAINT/ALTR	35	06/28/2013
22824	M H	250	03/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/755	9/10/2024	WD	U	I	11	100
GRANTOR: SPANGNOLA WILLIAM D						
GRANTEE: SPAGNOLA FAMILY REV						
1495/1158	7/25/2023	WD	U	I	11	100
GRANTOR: SPAGNOLA WILLIAM D						
GRANTEE: SPAGNOLA WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S30 E21 FOP= S5 E21N5 W21$ E24 BAS= E12 N18 W12 S18$ N18 FST= E12 N12 W12 S12$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	280.00	280.00	1,960							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							

REVIEW DATE 05/13/2025 BY KS Total Acres: 8.00 Total Land Value: 13,960 Market: 66,500 Agricultural: 1,960 Common: 12,000 PRINTED 11/17/2026 BY SYS