

COMM SW COR OF NE1/4, RUN E 926.
 FT FOR POB, RUN W 216.67 FT, N 2
 FT, S 209.91 FT TO POB. (AKA LOT

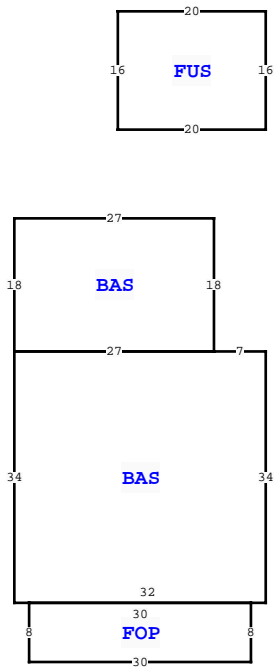
SPIVEY JOHN M
 152 SW CHRIS TERR
 LAKE CITY, FL 32024

2026

24-4S-16-03103-021

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 50	
Interior Wall	06	CUST PANEL 50	
Interior Floor	13	LAM/VNLPLK 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	486	100	
BAS	1,156	100	
FOP	240	30	
FUS	320	100	
TOTALS	2,202		2,034 226,711

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
				Heated Area: 1962			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			226,711
TOTAL MARKET OB/XF VALUE			2,300
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			264,011
SOH/AGL Deduction			63,948
ASSESSED VALUE			200,063
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,652
TOTAL JUST VALUE			264,011
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34761	ADDN SFR	205	12/19/2016
26075	SFR	503	07/31/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1129	10/29/2020	WD	Q	I	01	210,000
GRANTOR: JAMIE A STEVENS, BRANT						
GRANTEE: JOHN M SPIVEY						
1223/1545	10/20/2011	WD	Q	I	01	95,000
GRANTOR: NANCY ANN FERGUSON						
GRANTEE: JAMIE A STEVENS, BRA						

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
1	0294	SHED WOOD/	0	100	0	0			0.00	100	2009	2009	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0			0.00	100	2014	2014	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0			0.00	100	2014	2014	3	100	100	
4	0261	PRCH, UOP	0	100	0	0			1,000.00	100	2025	2024		100	1,000	
5	0169	FENCE/WOOD	0	100	0	0			600.00	100	2025	2024		100	600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W7 BAS= N18 W27 S18 E27\$ W27 S34 E2 FOP= S8 E30 N8 W30\$ E32 N34\$ PTR= N30 FUS= N16 W20 S16 E20\$ S30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	100		A-1	210.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							