

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

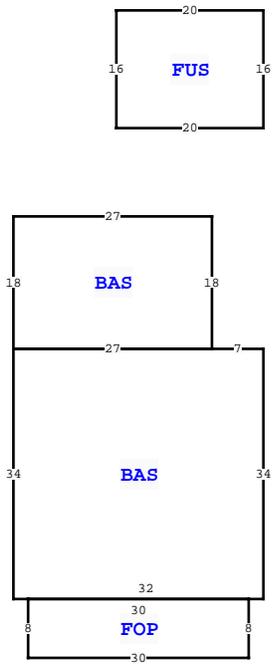
2026

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		

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			230,762
TOTAL MARKET OB/XF VALUE			2,300
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			268,062
SOH/AGL Deduction			67,999
ASSESSED VALUE			200,063
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			148,652
TOTAL JUST VALUE			268,062
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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100

TOTAL OB/XF												2,300	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/03/2025	MLU

BUILDING NOTES											
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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							