

COMM NE COR, RUN W 1426.38 FT, S  
 FT FOR POB, RUN S 604.65 FT TO N  
 W ALONG R/W 470.45 FT, N 592.01

SPARKS JAMES CLAYTON  
 305 SW RANDALL TERR  
 LAKE CITY, FL 32024

**2026**

25-4S-16-03142-000  


| BUILDING CHARACTERISTICS   |            |              |                      |     |        |            |       |       |             | MARKET ADJUSTMENTS   |           |           |             |                |                |                 |            |                             |      | COLUMBIA COUNTY PROPERTY   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
|--|------------|--------------|----------------------|-----|--------|------------|-------|-------|-------------|--|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|-----------|-----------|------|--|---|----|-----|
| ELEMENT  | CD         | CONSTRUCTION |                      |     |        |            |       |       |             | TYPE   | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT | NORM   | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
|  |            |              |                      |     |        |            |       |       |             |  |           |           |             |                |                |                 |            |                             |      | <b>VALUATION BY</b><br>Tax Group: 2 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 7,100<br><b>TOTAL LAND VALUE - MARKET</b> 39,690<br><b>TOTAL MARKET VALUE</b> 46,790<br><b>SOH/AGL Deduction</b> 3,515<br><b>ASSESSED VALUE</b> 43,275<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 43,275<br><b>TOTAL JUST VALUE</b> 46,790<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 46,790  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
|  |            |              |                      |     |        |            |       |       |             |  |           |           |             |                |                |                 |            |                             |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br><br><br><br><br>  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
|  |            |              |                      |     |        |            |       |       |             |  |           |           |             |                |                |                 |            |                             |      | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1468/1844</td> <td>6/06/2022</td> <td>LE U</td> <td></td> <td>I</td> <td>14</td> <td>100</td> </tr> </tbody> </table> GRANTOR: SPARKS JAMES CALYTON<br>GRANTEE: SPARKS JOHN ROSS<br>1281/2039      9/16/2014      WD U      I      11      100<br>GRANTOR: JOHN ROSS SPARKS<br>GRANTEE: JAMES CLAYTON & SUS |        |                   |    |        |  |  |  |  |  | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1468/1844 | 6/06/2022 | LE U |  | I | 14 | 100 |
| OFF RECORD Number  | DATE       | TYPE INST    | Q U                  | V I | RSN CD | SALE PRICE |       |       |             |  |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
| 1468/1844  | 6/06/2022  | LE U         |                      | I   | 14     | 100        |       |       |             |  |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
| <b>TOTALS</b><br><b>EXTRA FEATURES</b>   |            |              |                      |     |        |            |       |       |             | 466 SW BILLOWING GLN, LAKE CITY<br>BLD DATE<br>XF DATE<br>INC DATE |           |           |             |                |                |                 |            |                             |      | LGL DATE<br>LAND DATE<br>AG DATE<br>04/10/2025      MLU  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
| 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                    | 0   | 0      | 0          | 1.00  | UT    | 0.00        | 0.00   | 100       | 2014      | 2014        | 3              | 100            | 100             |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
| 2  | 9945       | Well/Sept    | 0                    | 0   | 0      | 0          | 1.00  | UT    | 7,000.00    | 7,000.00   | 100       |           |             | 3              | 100            | 7,000           |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
|  |            |              |                      |     |        |            |       |       |             | <b>TOTAL OB/XF</b> 7,100   |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
| L N  | USE CODE   | CLS          | LAND USE DESCRIPTION | CAP | R D    | LOC ZONE   | FRONT | DEPTH | TOT LND UTS | UNIT TYPE  | D T       | DPHT FACT | % COND      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY  | DECL   | FRZ               | YR | CONSRV |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
| 1  | 0000       | C            | VAC RES              | 0   |        | *RSPM      | 0.00  | 0.00  | 4.41        | AC   |           | 1.00      | 1.00        | 1.00           | 9,000.00       | 9,000.00        | 39,690     |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |
| <b>REVIEW DATE</b> 06/25/2019 <b>BY</b> KR    Total Acres: 4.41    Total Land Value: 39,690    Market: 0    Agricultural: 0    Common: 39,690 <b>PRINTED 03/24/2026 BY SYS</b> |            |              |                      |     |        |            |       |       |             |  |           |           |             |                |                |                 |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |      |  |   |    |     |