LOT 12 SOUTHERN EXPOSURES UNR:
OF S1/2 OF SEC, RUN E 1180.90 FT
FOR POB, RUN E 757.77 FT TO PT O

PABST KELVIN/PABST THERESA SHEPPARD
2356 SW SPRUCE RD
LAKE CITY, FL 32024

2026

25-5S-15-00479-312

BUILDING CHARACTERISTICS

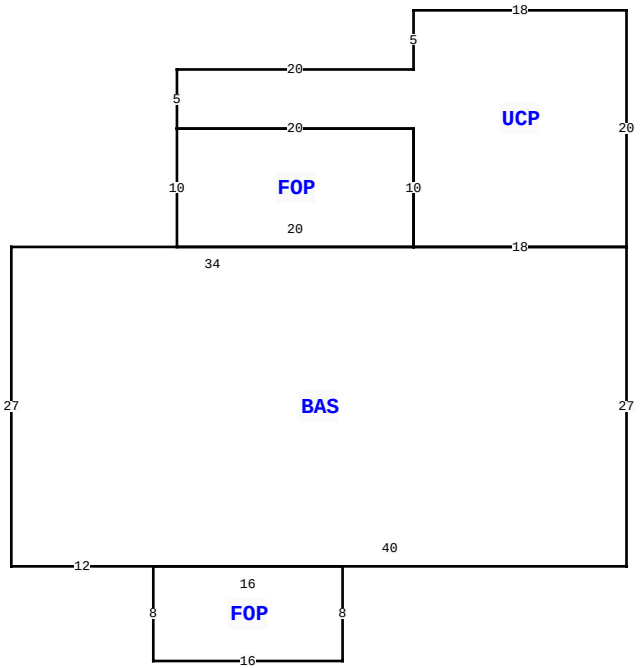
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	103,729
FOP	128	35		45	3,325
FOP	200	35		70	5,172
UCP	460	20		92	6,797
TOTALS	2,192			1,611	119,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,611	138.4845	134.33	216,406	1998	1998	0	0	0	45.00	55.00

1 MANUF 2 100% - 2023 Heated Area: 1404 HX Base Yr 2023



2356 SW SPRUCE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,023
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		122,210
TOTAL MARKET VALUE		250,833
SOH/AGL Deduction		140,926
ASSESSED VALUE		109,907
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,496
TOTAL JUST VALUE		250,833
NCON VALUE		1,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33271	M H	447	08/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1947	3/15/2021	WD	Q	I	01	167,500
GRANTOR: REMPEL GEORGE D						
GRANTEE: PABST KELVIN						
1411/2087	5/15/2020	WD	Q	I	01	135,500
GRANTOR: ROBERY GARY & LEE ANN						
GRANTEE: GEORGE D & LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N10 W20 UCP= N5 E20 N5 E18 S20 W18 N10 W20$ S10 E20$ W34 S27 E12 FOP= S8 E16 N8 W16$ E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	100			0.00	0.00	11.11	AC		1.00	1.00	1.00	11,000.00	11,000.00	122,210							

REVIEW DATE 03/18/2026 BY JB Total Acres: 11.11 Total Land Value: 122,210 Market: 0 Agricultural: 0 Common: 122,210 PRINTED 06/09/2026 BY SYS