COMM NW COR OF S1/2 OF SEC, RUN
S 882.74 FT TO POB, RUN E 940.96
480.11 FT, W 889.65 FT TO C/L OF

SMITH NATHAN L/GRETCHIN MICHELE I
2573 SW SPRUCE RD
LAKE CITY, FL 32024-5007

**2027**

**25-5S-15-00479-315**

## BUILDING CHARACTERISTICS

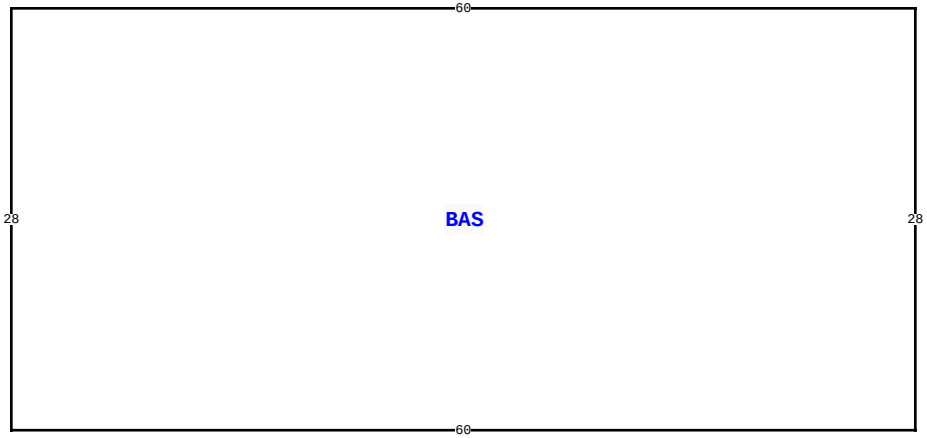
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| 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 | 1,680 | 100 | | 1,680 | 99,598 |
| TOTALS | 1,680 | | | 1,680 | 99,598 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,680 | 115.9000 | 107.79 | 181,087 | 1998 | 1998 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2016 Heated Area: 1680 HX Base Yr 2016




2573 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 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 5,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 400 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 5 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 2,800.00 | 2,800.00 | 100 | 2026 | 2025 | | 100 | 2,800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 99,598 |
| TOTAL MARKET OB/XF VALUE | | 15,500 |
| TOTAL LAND VALUE - MARKET | | 110,110 |
| TOTAL MARKET VALUE | | 225,208 |
| SOH/AGL Deduction | | 156,909 |
| ASSESSED VALUE | | 68,299 |
| TOTAL EXEMPTION VALUE | HX HB VX SX | 68,299 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 225,208 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,280 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1304/0040 | 11/04/2015 | WD | Q | I | 01 | 91,000 |
| GRANTOR: ROBERT & MARINA WEIR | | | | | | |
| GRANTEE: NATHAN L SMITH & MI | | | | | | |
| 1018/2957 | 6/11/2004 | WD | U | V | 07 | 45,000 |
| GRANTOR: DAVID MANGRUM & GEORG | | | | | | |
| GRANTEE: ROBERT E JR & MARIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S28 E60 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 15,500

| 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 | | A-1 | 0.00 | 0.00 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,110 | | | | | | | |

REVIEW DATE 03/18/2026 BY AJ Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS