

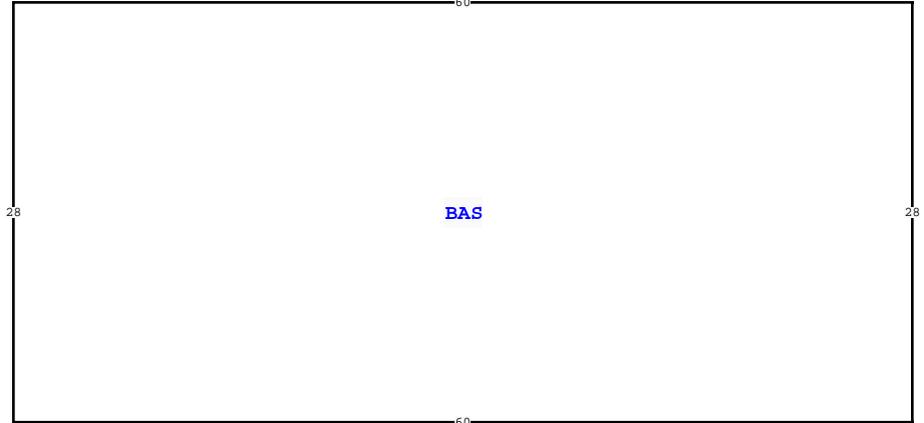
COMM NW COR OF S1/2 OF SEC, RUN
S 882.74 FT TO POB, RUN E 940.96
480.11 FT, W 889.65 FT TO C/L OF

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

2026

25-5S-15-00479-315


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,680	100	
TOTALS	1,680		100,670

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2016								
Heated Area: 1680						HX Base Yr 2016					
											
BLD DATE		LGL DATE		XF DATE		LAND DATE	04/07/2025	INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			100,670
TOTAL MARKET OB/XF VALUE			12,700
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			208,465
SOH/AGL Deduction			144,955
ASSESSED VALUE			63,510
TOTAL EXEMPTION VALUE	HX HB VX SX		63,510
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			208,465
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,465

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\$.	

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	0031	BARN, MT AE	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	5,000	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
TOTALS															12,700	

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							