

COMM AT NW COR OF S1/2 OF SEC, R
S 1865.14 FT TO C/L OF 60 FT RD
CONT E 835.19 FT, SOUTH 545.24 F

TOWE DWIGHT/TOWE COLLEEN JANE
2793 SW SPRUCE RD
LAKE CITY, FL 32024

2026

25-5S-15-00479-317


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									
																						VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 96,425 TOTAL MARKET VALUE 96,425 SOH/AGL Deduction 0 ASSESSED VALUE 96,425 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 96,425 TOTAL JUST VALUE 96,425 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 96,425									
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM		MKT AREA		02																											
NEIGHBORHOOD/LOC		25515.030		1.00/																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1458/2683 1/31/2022 WD Q V 01 80,000 GRANTOR: MASCARY DANIE GRANTEE: TOWE DWIGHT 1039/2195 2/14/2005 WD Q V 60,000 GRANTOR: MANGRUM & DUREN GRANTEE: DANIE MASCARY											
TOTALS										BLD DATE				LGL DATE		04/07/2025		MLU													
EXTRA FEATURES										XF DATE				LAND DATE																	
INC DATE																															
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															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	10.15	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,425														
REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.15 Total Land Value: 96,425 Market: 0 Agricultural: 0 Common: 96,425 PRINTED 03/26/2026 BY SYS																															