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

2027

25-5S-15-00479-317

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	37,500
TOTAL LAND VALUE - MARKET	111,650
TOTAL MARKET VALUE	149,150
SOH/AGL Deduction	0
ASSESSED VALUE	149,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,150
TOTAL JUST VALUE	149,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	48	56	1.00	UT	35,000.00	35,000.00	100	2026	2025		100	35,000	
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 37,500

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	0700	C	MISC RES	0			0.00	0.00	10.15	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,650							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.15 Total Land Value: 111,650 Market: 0 Agricultural: 0 Common: 111,650 PRINTED 11/17/2026 BY SYS