LOT 18 SOUTHERN EXPOSURES UNR: C
OF S1/2 OF SEC 25, RUN E 1968.15
2045.43 FT TO PT OF A CURVE, RUN

TOWE COLLEEN J/TOWE DWIGHT
2293 SW SPRUCE RD
LAKE CITY, FL 32024

2027

25-5S-15-00479-318

BUILDING CHARACTERISTICS

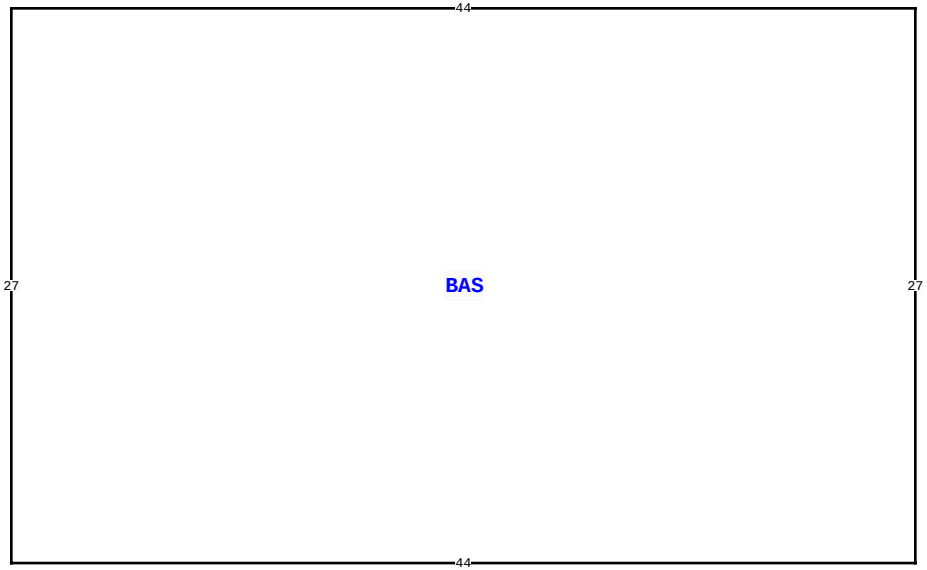
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,188	100		1,188	124,095
TOTALS	1,188			1,188	124,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	117.0000	112.32	133,436	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2023 Heated Area: 1188 HX Base Yr 2023



2293 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	24	25	600.00	UT	18.00	18.00	100	2021	2021		100	10,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	
5	0327	STABLES-SM	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
6	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
8	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,095
TOTAL MARKET OB/XF VALUE		26,700
TOTAL LAND VALUE - MARKET		115,720
TOTAL MARKET VALUE		266,515
SOH/AGL Deduction		23,705
ASSESSED VALUE		242,810
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,399
TOTAL JUST VALUE		266,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041887	Mobile Home		05/11/2021
41887			05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2656	1/17/2025	QC	U	I	11	100
GRANTOR: SHYTLE LIL						
GRANTEE: TOWE COLLEEN J						
1339/2519	6/23/2017	WD	U	V	11	100
GRANTOR: LIL SHYTLE						
GRANTEE: LIL SHYTLE & COLLEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=17,11] E44 S27 W44 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,700

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	10.52	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,720							

REVIEW DATE 03/18/2026 BY JB Total Acres: 10.52 Total Land Value: 115,720 Market: 0 Agricultural: 0 Common: 115,720 PRINTED 11/17/2026 BY SYS