THE S 16.03 AC OF N 32.06 AC OF
323-283, LE 916-775, DC 1280-221

SPRADLEY BRANNON DELANO/SPRADLEY TREVOR AUSTIN
421 NW EDGAR TER
LAKE CITY, FL 32055

2027

26-2S-16-01753-000

BUILDING CHARACTERISTICS

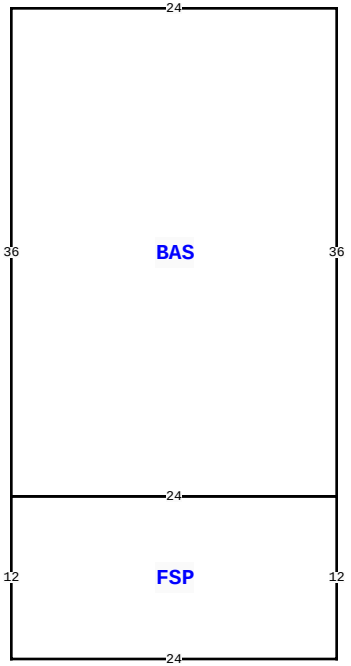
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	26216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	57,244
FSP	288	40		115	7,619
TOTALS	1,152			979	64,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	979	92.6640	101.93	99,789	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 864 HX Base Yr



421 NW EDGAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	64,863
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	104,195
TOTAL MARKET VALUE	171,958
SOH/AGL Deduction	0
ASSESSED VALUE	171,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,958
TOTAL JUST VALUE	171,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16806	M H	125	03/28/2000
11060	M H	125	04/19/1996
10387	M H	125	10/26/1995
7937	M H	100	12/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/2557	10/04/2023	QC	U	I	11	100
GRANTOR: SPRADLEY BRANNON DELA						
GRANTEE: SPRADLEY BRANNON DE						
1431/1167	3/01/2021	LE	U	I	14	100
GRANTOR: SPRADLEY SIDNEY DELAN						
GRANTEE: SPRADLEY SIDNEY DEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 FSP= S12 E24 N12 W24$ E24 N36$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	9900	C	AC NON-AG	0					15.03	AC		1.00	1.00	1.00	6,500.00	6,500.00	97,695							

REVIEW DATE 05/02/2023 BY JB Total Acres: 16.03 Total Land Value: 104,195 Market: 0 Agricultural: 0 Common: 104,195 PRINTED 11/16/2026 BY SYS