THE N 16.03 AC OF W1/2 OF NW1/4.
819-2289, 916-766, LE 1426-431,

SPRADLEY E.D. REVOCABLE TRUST DATED DECEMBER 10, 2
537 NW EDGAR TER
LAKE CITY, FL 32055

2026

26-2S-16-01753-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

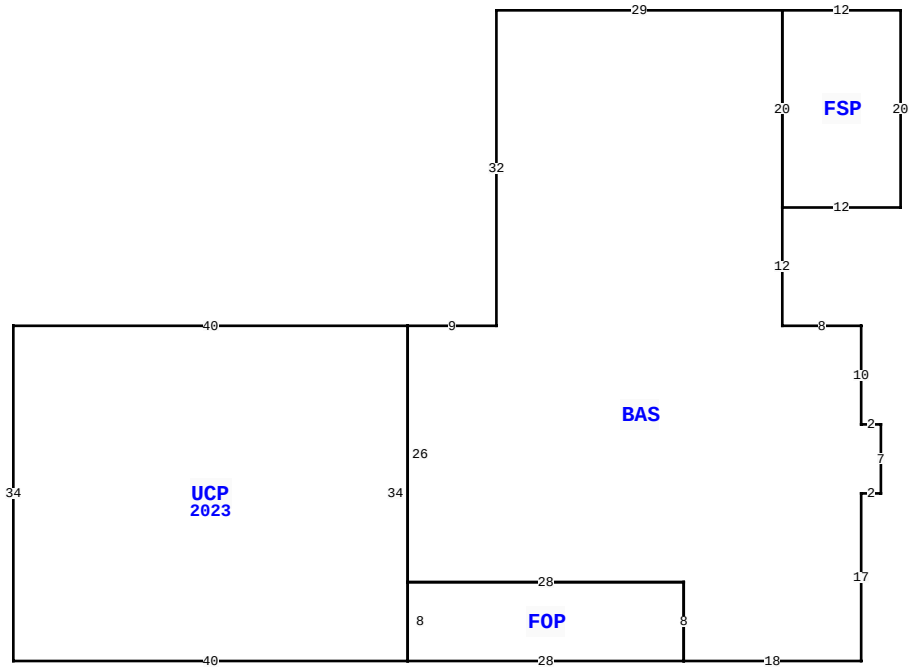
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,282	100		2,282	160,716
FOP	224	30		67	4,718
FSP	240	40		96	6,761
UCP	1,360	20	2023	272	19,156
TOTALS	4,106			2,717	191,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,717	95.0400	108.35	294,387	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 2282 HX Base Yr 1996



529 NW EDGAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	03/16/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,352
TOTAL MARKET OB/XF VALUE		26,318
TOTAL LAND VALUE - MARKET		88,165
TOTAL MARKET VALUE		229,858
SOH/AGL Deduction		73,139
ASSESSED VALUE		156,719
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		100,308
TOTAL JUST VALUE		305,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/431	12/10/2020	LE	U	I	14	0
GRANTOR: SPRADLEY EDGAR DARRYL						
GRANTEE: E.D. SPRADLEY REVOC						
0916/0766	12/13/2000	WD	Q	V	01	100
GRANTOR: E R & KATHERINE SPRAD						
GRANTEE: EDGAR DARRYL SPRADL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 S32 W9 S26 E28 S8 E18 N17 E2 N7 W2 N10 W8 N12 N20 $
FSP=[ORIG=0,20] E12 N20 W12 S20 $
FOP=[ORIG=-38,58] S8 E28 N8 W28 $
UCP=[YR=2023;ORIG=-78,32] E40 S34 W40 N34 $
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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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	49.00	49.00	100	2000	2000	3	40	10,035	
3	0166	CONC,PAVMT	0	100	34	51	1,222.00	UT	1.50	1.50	100	2000	2000	3	100	1,833	
4	0031	BARN,MT AE	0	100	25	30	750.00	UT	9.00	9.00	100	2018	2018	3	100	6,750	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

TOTAL OB/XF 26,318

LAND DESCRIPTION

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.03	AC		1.00	1.00	1.00	445.00	445.00	6,688							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.03	AC		1.00	1.00	1.00	5,500.00	5,500.00	82,665							

REVIEW DATE 05/02/2023 BY KS Total Acres: 16.03 Total Land Value: 12,188 Market: 82,665 Agricultural: 6,688 Common: 5,500 PRINTED 05/08/2026 BY SYS