THE S 16.03 AC OF THE N 48.09 AC
W1/2 OF NW1/4.

PACE TRACI RENEE
235 NW EDGAR TER
LAKE CITY, FL 32055

2027

26-2S-16-01753-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

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

233 NW EDGAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,450
TOTAL LAND VALUE - MARKET	104,195
TOTAL MARKET VALUE	117,645
SOH/AGL Deduction	0
ASSESSED VALUE	117,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,645
TOTAL JUST VALUE	117,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056617	Electrical Servic		09/18/2026
000055207	Storage Building	16,725	03/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2366	4/18/2019	QC	U	I	11	100
GRANTOR: CODY LEE SPRADLEY						
GRANTEE: TRACI RENEE PACE						
1231/1513	9/07/2012	LE	U	I	14	100
GRANTOR: LARRY A & TARREN L SP						
GRANTEE: CODY LEE SPRADLEY &						

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	0070	CARPORT UF	0	0	0	0	1.00	UT	600.00	600.00	75	2000	2000	3	75	450	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,450

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	9900	C	AC NON-AG	0					16.03	AC		1.00	1.00	1.00	6,500.00	6,500.00	104,195							

REVIEW DATE 07/21/2026 BY Nick Total Acres: 16.03 Total Land Value: 104,195 Market: 0 Agricultural: 0 Common: 104,195 PRINTED 11/16/2026 BY SYS