LOT 4 BLOCK D GREEN ACRES S/D.
408-23, 578-703, DC 606-41,
735-35, 846-465,958-1548,1000-

SPRADLEY PAUL
286 SW LAPAZ TER
LAKE CITY, FL 32024

2027

26-4S-16-03185-023

BUILDING CHARACTERISTICS

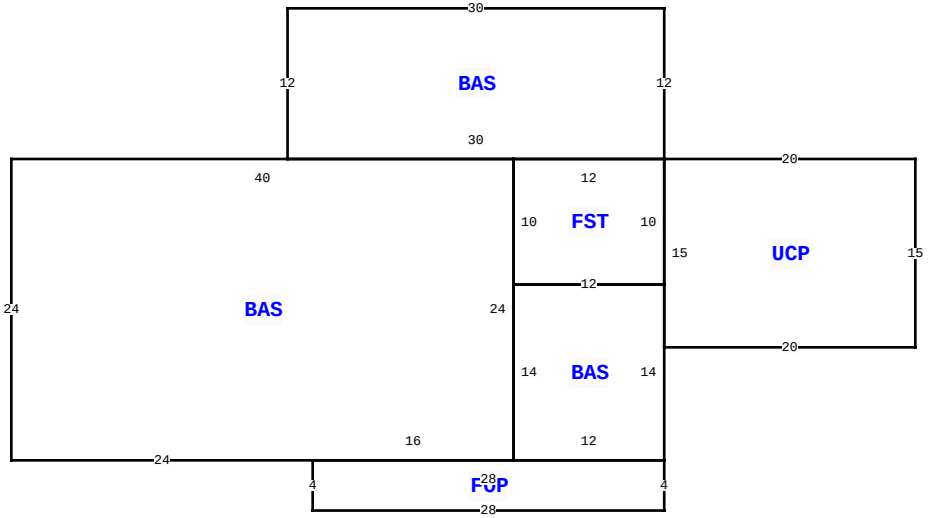
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	14,555
BAS	360	100		360	31,190
BAS	960	100		960	83,173
FOP	112	30		34	2,946
FST	120	55		66	5,718
UCP	300	20		60	5,198
TOTALS	2,020			1,648	142,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,648	121.1760	133.29	219,662	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1488 HX Base Yr 2017



286 SW LAPAZ TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0280	POOL R/CON	0	100	30	14	420.00	UT	70.00	70.00	100	1981	1981	3	40	11,760	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0210	GARAGE U	0	100	20	22	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
5	0251	LEAN TO W/	0	100	8	20	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
6	0261	PRCH, UOP	0	100	0	0	96.00	UT	8.00	8.00	50	2007	2007	3	50	384	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,780
TOTAL MARKET OB/XF VALUE		18,244
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		184,024
SOH/AGL Deduction		73,553
ASSESSED VALUE		110,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,060
TOTAL JUST VALUE		184,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,628

XFOB:3:1: AROUND POOL

SALE:1:1: FURNITURE & APPLIANCES INCLUDED IN SALE

LAND:1:1: 1.05 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051640	Electrical Servic	0	11/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/1353	4/29/2016	WD	Q	I	01	87,500
GRANTOR: PHILIP M & THERESA J						
GRANTEE: PAUL SPRADLEY						
1276/1853	6/27/2014	WD	U	I	11	100
GRANTOR: PHILIP M & THERESA J						
GRANTEE: PHILIP M & THERESA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= E20 S15 W20 N15$ BAS= N12 W30 S12 E30$ FST= W12 BAS= W40 S24 E24 FOP= S4 E28 N4 W 28$ E16 BAS= E12 N14 W12 S14$ N24$ S10 E12 N10$.

LAND DESCRIPTION

TOTAL OB/XF 18,244

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	216.00	210.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 12/10/2024 BY tommy Total Acres: 1.04 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS