BEG 333.5 FT E OF NW COR OF NE1/
RUN S 662.99 FT, W 333 FT, S 662
666.5 FT, N 1325.98 FT, W 333.5

SPRADLEY BO S. G.
530 NW SCARBOROUGH LN
LAKE CITY, FL 32055

2027

27-2S-16-01768-006

BUILDING CHARACTERISTICS

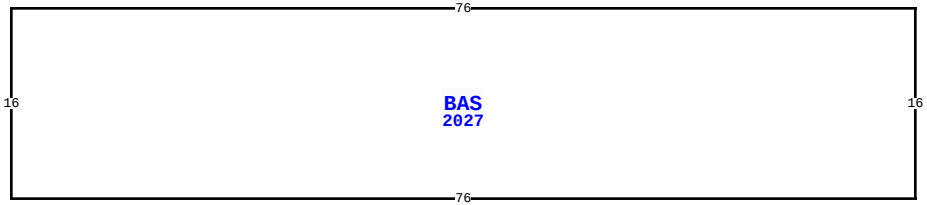
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2027	1,216	125,233
TOTALS	1,216			1,216	125,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.0000	105.09	127,789	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 100% - 2027 Heated Area: 1216 HX Base Yr 2027



530 NW SCARBOROUGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	20	2008	2008	3	20	360	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,233
TOTAL MARKET OB/XF VALUE		11,860
TOTAL LAND VALUE - MARKET		75,675
TOTAL MARKET VALUE		212,768
SOH/AGL Deduction		0
ASSESSED VALUE		212,768
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,357
TOTAL JUST VALUE		212,768
NCON VALUE		126,233
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055737	Mobile Home		05/27/2026
000055287	Right-of-Way Acce		03/20/2026
17336	M H	125	08/18/2000
16505	M H	125	01/14/2000
9228	M H	125	01/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/491	2/09/2021	WD	Q	I	01	90,000
GRANTOR: MCHUGH PAUL MICHAEL						
GRANTEE: SPRADLEY BO S. G.						
1373/2693	12/07/2018	QC	U	I	11	100
GRANTOR: PAUL MICHAEL MCHUGH &						
GRANTEE: PAUL MICHAEL MCHUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,12] E76 S16 W76 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,860

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		*RSF-2	0.00	0.00	11.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	69,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	9630	C	SWAMP	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	270.00	270.00	675							

REVIEW DATE 07/22/2026 BY Nick Total Acres: 15.00 Total Land Value: 75,675 Market: 0 Agricultural: 0 Common: 75,675 PRINTED 11/17/2026 BY SYS