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

2026

27-2S-16-01768-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

530 NW SCARBOROUGH LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,460
TOTAL LAND VALUE - MARKET	75,675
TOTAL MARKET VALUE	86,135
SOH/AGL Deduction	22,900
ASSESSED VALUE	63,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,235
TOTAL JUST VALUE	86,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,885

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

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	0	18	20	360.00	UT	5.00	5.00	20	2008	2008	3	20	360	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,460

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	0000	C	VAC RES	0		*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	0			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	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	270.00	270.00	675							

REVIEW DATE 04/19/2023 BY RP Total Acres: 15.00 Total Land Value: 75,675 Market: 0 Agricultural: 0 Common: 75,675 PRINTED 06/12/2026 BY SYS