N1/2 OF SE1/4 OF SW1/4.

LE 377-165, DC 1253-1134

SPRADLEY RALPH HENRY
110 SW ROSEBUD GLN
LAKE CITY, FL 32024

2026

28-1S-17-04592-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28117.00	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

12725 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
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	8,250
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	19,070
SOH/AGL Deduction	2,769
ASSESSED VALUE	16,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,301
TOTAL JUST VALUE	118,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000039714	Mobile Home		03/25/2022
39714	M H	0	05/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	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 8,250

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	104,500							

REVIEW DATE 07/26/2022 BY JB Total Acres: 20.00 Total Land Value: 10,820 Market: 104,500 Agricultural: 5,320 Common: 5,500 PRINTED 06/08/2026 BY SYS