LOT 6 DEEP CREEK S/D.

760-436, 906-2283,2284, CT 1136-

GALUSTOV LINDSAY KELLY/GALUSTOV BORIS
1578 NW SPRADLEY RD
LAKE CITY, FL 32055

2027

29-1S-17-04595-106

BUILDING CHARACTERISTICS

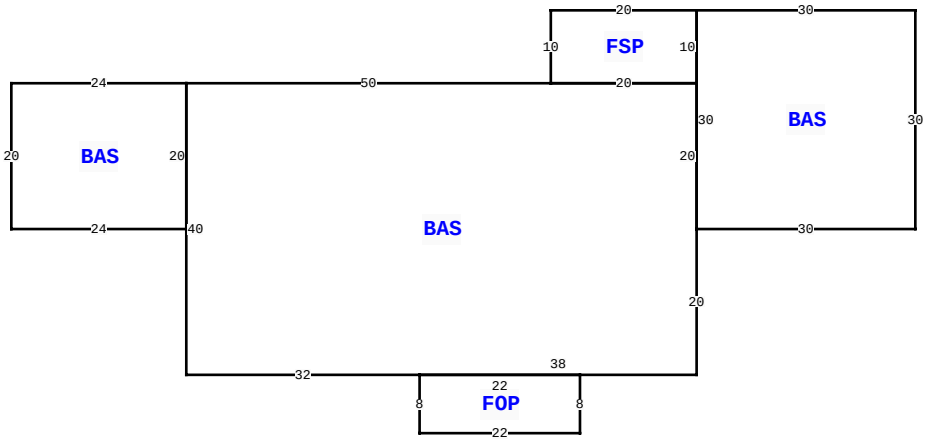
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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 03
NEIGHBORHOOD/LOC		29117.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	37,726
BAS	900	100		900	70,736
BAS	2,800	100		2,800	220,066
FOP	176	30		53	4,166
FSP	200	40		80	6,288
TOTALS	4,556			4,313	338,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,313	103.9300	114.32	493,062	1990	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2026 Heated Area: 4180 HX Base Yr 2026



1576 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	30	40	1,200.00	UT	6.00	6.00	100	2010	2010	3	100	7,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	338,980
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	45,360
TOTAL MARKET VALUE	395,740
SOH/AGL Deduction	92,029
ASSESSED VALUE	303,711
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	252,300
TOTAL JUST VALUE	395,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41812	LAND /MH NOT THE		04/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2713	7/29/2025	WD	Q	I	01	440,000
GRANTOR: ALEXANDER SETH R						
GRANTEE: GALUSTOV LINDSAY KE						
1339/0055	6/14/2017	WD	Q	I	01	215,000
GRANTOR: RAYMOND L & COLEEN M						
GRANTEE: SETH R & KAREN M AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 BAS= W24 S20 E24 N20$ S40 E32 FOP= S8E22 N8 W22$ E38 N20 BAS= E30 N30 W30 S30$ N20 FSP= N10 W20 S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	0.00	0.00	5.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,360							

REVIEW DATE 09/16/2025 BY TP Total Acres: 5.04 Total Land Value: 45,360 Market: 0 Agricultural: 0 Common: 45,360 PRINTED 11/17/2026 BY SYS