

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29117.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,120	100	
BAS	364	100	2026
TOTALS	1,484		1,484 71,255

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2022									Heated Area: 1484 HX Base Yr	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				71,255		
TOTAL MARKET OB/XF VALUE				69,487		
TOTAL LAND VALUE - MARKET				264,946		
TOTAL MARKET VALUE				192,592		
SOH/AGL Deduction				0		
ASSESSED VALUE				192,592		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				192,592		
TOTAL JUST VALUE				405,688		
NCON VALUE				58,775		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				345,948		
LAND:5:1: JOINS RE #04597-001						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000050641	Additions	124,400	08/23/2024			
22437	STORAGE	192	11/01/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1393	6/01/2023	WD	U	V	31	6,900
GRANTOR: THOMAS TRAVIS N						
GRANTEE: ES FRANKLIN LLC						
1454/191	12/01/2021	WD	U	I	11	100
GRANTOR: D PROPERTIES LLC						
GRANTEE: ES FRANKLIN LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W40 S28 E40 N28 \$						
BAS=[YR=2026;ORIG=0,0] E14 S26 W14 N26 \$						

EXTRA FEATURES																	
L N	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	1,000	
2	0210	GARAGE U	0	0	30	40	1,200.00	UT	20.00	20.00	100	2004	2004	3	100	24,000	
3	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	2026	2025		98	35,123	
6	0080	DECKING	0	0	0	0	958.00	UT	8.00	8.00	100	2026	2025		100	7,664	

TOTAL OB/XF														69,487				
921 NW SPRADLEY RD, LAKE CITY														BLD DATE		LGL DATE	04/11/2025	MLU
														XF DATE		LAND DATE		
														INC DATE		AG DATE		

LAND DESCRIPTION														TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	5.72	AC		1.00	1.00	1.00	4,800.00	4,800.00	27,456								
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	36.86	AC		1.00	1.00	1.00	445.00	445.00	16,403								
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	281.00	281.00	3,541								
4	5500	A	TIMBER 2	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450								
5	9910	M	MKT.VAL.AG	0					36.86	AC		1.00	1.00	1.00	3,500.00	3,500.00	129,010								
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	4,800.00	4,800.00	60,480								

THAT PART OF SW1/4 OF SE1/4 AS L
 SPRADLEY RD & NW1/4 OF SE1/4 & E
 IN WD 1493-1391 & THAT PART OF T

ES FRANKLIN LLC
 676 PONTE VEDRA BLVD
 PONTE VEDRA, FL 32082

2026

29-1S-17-04597-000


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