BEG AT NE COR OF SE1/4 OF
SW1/4, RUN S 237.69 FT TO N
N R/W LINE SPRADLEY RD, RUN

THOMAS JASON W/THOMAS CHRISTY M
1131 NW SPRADLEY RD
LAKE CITY, FL 32055

**2027**

**29-1S-17-04598-000**

## BUILDING CHARACTERISTICS

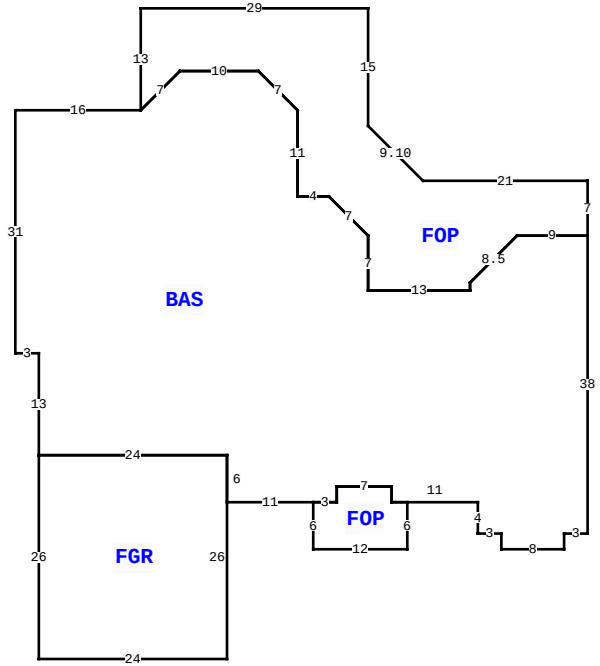
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,914 | 100 | | 2,914 | 328,214 |
| FGR | 624 | 55 | | 343 | 38,633 |
| FOP | 86 | 30 | | 26 | 2,928 |
| FOP | 743 | 30 | | 223 | 25,118 |
| TOTALS | 4,367 | | | 3,506 | 394,893 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,506 | 120.4643 | 132.51 | 464,580 | 2010 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

2 SINGLE FAM 100% - 2011 Heated Area: 2914 HX Base Yr 2011




1131 NW SPRADLEY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2026 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 288.00 | UT | 11.00 | 11.00 | 50 | 2010 | 2010 | 3 | 50 | 1,584 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 16 | 95 | 1,490.00 | UT | 2.25 | 2.25 | 100 | 2010 | 2010 | 3 | 100 | 3,353 | |
| 3 | 0021 | BARN,FR AE | 0 | 100 | 24 | 33 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| 4 | 0021 | BARN,FR AE | 0 | 100 | 24 | 33 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 5 | 0030 | BARN,MT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 2,400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 394,893 |
| TOTAL MARKET OB/XF VALUE | | 7,937 |
| TOTAL LAND VALUE - MARKET | | 117,000 |
| TOTAL MARKET VALUE | | 417,798 |
| SOH/AGL Deduction | | 118,054 |
| ASSESSED VALUE | | 299,744 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 248,333 |
| TOTAL JUST VALUE | | 519,830 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 527,013 |

SALE:8:1: SALE INC RE# 04595-000

SALE:1:1: SALE INC RE# 04595-000

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051967 | Roof Replacement | 30,400 | 01/03/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1190/0274 | 3/04/2010 | QC | U | I | 11 | 100 |
| GRANTOR: JASON W & CHRISTY M T | | | | | | |
| GRANTEE: JASON W & CHRISTY M | | | | | | |
| 1185/2440 | 9/22/2009 | QC | U | I | 11 | 100 |
| GRANTOR: CHARESE NORTON ETAL | | | | | | |
| GRANTEE: JASON W THOMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S31 E3 S13 FGR= S26 E24 N26 W24$ E24 S6 E11 FOP= S6 E12 N6 W2 N2 W7 S2 W3$ E3 N2 E7 S2 E11 S4 E3 S2 E8 N2 E3 N38 FOP= N7 W21 L7 U7 N15 W29 S13 R5 U5 E10 D5 R5 S11 E4 D5 R5 S7 E13 N1 R6 U6 E9$ W9 D6 L6 S1 W13 N7 L5 U5 W4 N11 L5 U5 W10 D5 L5 $.

## LAND DESCRIPTION

TOTAL OB/XF 7,937

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 22.40 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 9,968 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 22.40 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 112,000 | | | | | | | |

REVIEW DATE 01/29/2025 BY JS Total Acres: 23.40 Total Land Value: 14,968 Market: 112,000 Agricultural: 9,968 Common: 5,000 PRINTED 11/16/2026 BY SYS