LOT 6 FAIRFIELD WOODS S/D.

ORB 451-458, 625-190, WD 1082-28

SPRADLEY DAVID K JR/SPRADLEY BETSY
423 SW LONA LOOP
LAKE CITY, FL 32055

2027

29-3S-16-02391-006

BUILDING CHARACTERISTICS

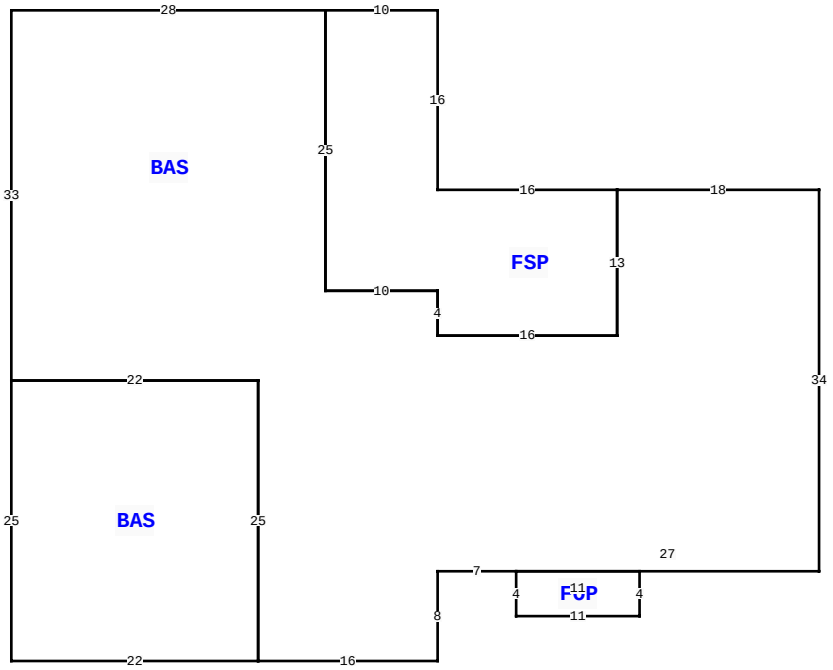
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		29316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100		550	47,373
BAS	2,352	100		2,352	202,582
FOP	44	30		13	1,120
FSP	458	40		183	15,762
TOTALS	3,404			3,098	266,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,098	120.4643	132.51	410,516	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2902 HX Base Yr 2016



423 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	860	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	28	16	448.00	UT	70.00	70.00	100	1994	1994	3	40	12,544	
4	0260	PAVEMENT-A	0	100	10	260	2,600.00	UT	1.50	1.50	100	2005	2005	3	100	3,900	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,835
TOTAL MARKET OB/XF VALUE		21,704
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		343,539
SOH/AGL Deduction		95,309
ASSESSED VALUE		248,230
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,819
TOTAL JUST VALUE		343,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051963	Roof Replacement	20,000	01/02/2025
8529	POOL	9,600	06/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0562	12/11/2014	WD	U	I	12	139,200
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: DAVID K JR & BETSY						
1267/1151	12/11/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ROY M						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S33 BAS= S25 E22 N25 W22$ E22 S25 E16 N8 E7 FOP= S4 E11 N4 W11$ E27 N34 W18 FSP= W16 N16 W10 S25 E10S4 E16 N13$ S13 W16 N4 W10 N25$.

LAND DESCRIPTION

TOTAL OB/XF 21,704

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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	22,000.00	22,000.00	55,000							

REVIEW DATE 02/04/2025 BY JS Total Acres: 2.50 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS