COMM AT SW COR OF SEC, RUN W ALO
36-1S-16E, 197.42 FT TO SE R/W O
ON CURVE, RUN NE'RLY ALONG SE R/

SPRADLEY TRACIE
1463 NW CANSA RD
LAKE CITY, FL 32055

2027

31-1S-17-04611-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 03

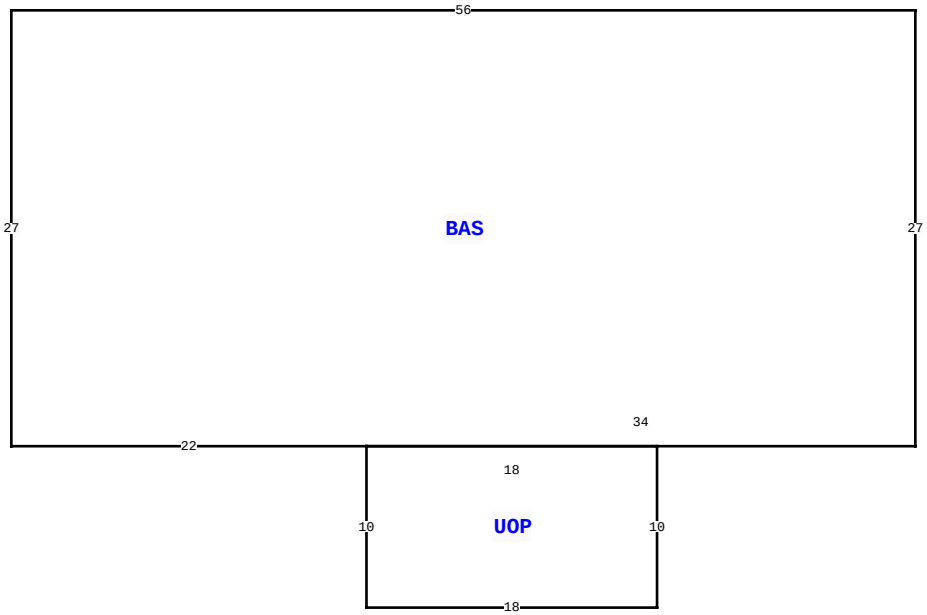
NEIGHBORHOOD/LOC 31117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	83,368
UOP	180	20		36	1,985
TOTALS	1,692			1,548	85,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	1,548	107.8000	100.25	155,187	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr



1463 NW CANSA RD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	0	25	30	750.00	UT	9.00	9.00	100	2010	2010	3	100	6,750	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	20	30	600.00	UT	3.50	3.50	100	2010	2010	3	100	2,100	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	85,353
TOTAL MARKET OB/XF VALUE	19,050
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	184,403
SOH/AGL Deduction	0
ASSESSED VALUE	184,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,403
TOTAL JUST VALUE	184,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27535	M H	665	12/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1196	3/24/2025	QC	U	I	11	100
GRANTOR: BOYLE KATLYN						
GRANTEE: SPRADLEY TRACIE						
1196/0125	6/03/2010	WD	U	V	11	100
GRANTOR: PLANTATION AT DEEP CR						
GRANTEE: KATLYN BOYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E22 UOP= S10 E18 N10 W18$ E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 19,050

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 07/21/2015 BY DF Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/16/2026 BY SYS