

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

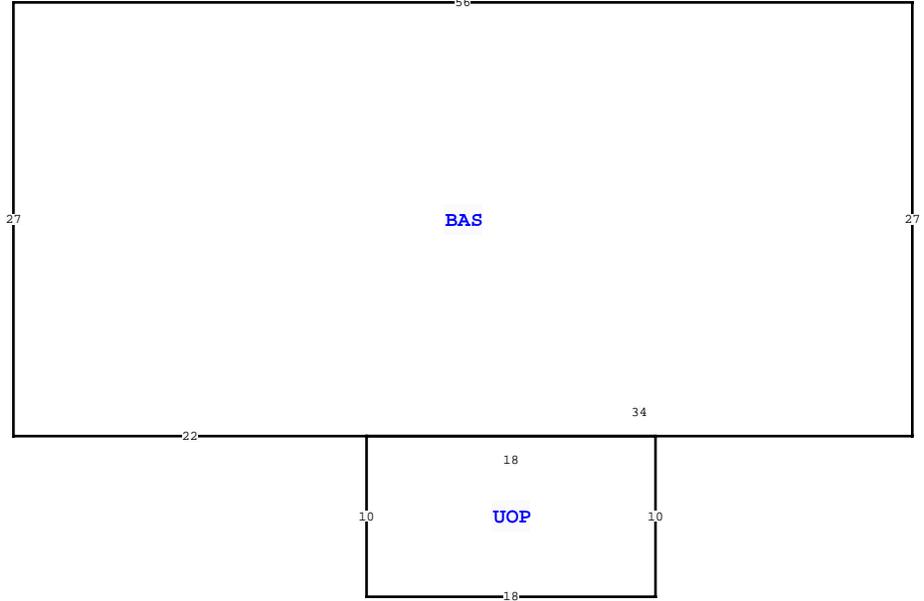
2026

31-1S-17-04611-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,512	100	
UOP	180	20	
TOTALS	1,692		

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	103.49	160,203	2004	2004	0	0	45.00	55.00
1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,112
TOTAL MARKET OB/XF VALUE			19,050
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			172,162
SOH/AGL Deduction			0
ASSESSED VALUE			172,162
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,162
TOTAL JUST VALUE			172,162
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,322

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\$.	

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	0031	BARN,MT AE	0	0	25	30	UT	9.00	9.00	100	2010	2010	3	100	6,750	
2	0166	CONC,PAVMT	0	0	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	20	30	UT	3.50	3.50	100	2010	2010	3	100	2,100	
5	0190	FPLC PF	0	0	0	0	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
6	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2015	2015	3	100	1,800	

LAND DESCRIPTION		TOTAL OB/XF													19,050									
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	0100	C	SFR	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,000							