COMM NE COR, W 105 FT, S 426.68
SPRADLEY RD, NW ALONG R/W 200 FT
NW 191.88 FT, N 14 DEG E 307.01

HERNDON JOHN R/HERNDON PENNY A
569 NW SPRADLEY RD
LAKE CITY, FL 32055

2027

32-1S-17-04613-002

BUILDING CHARACTERISTICS

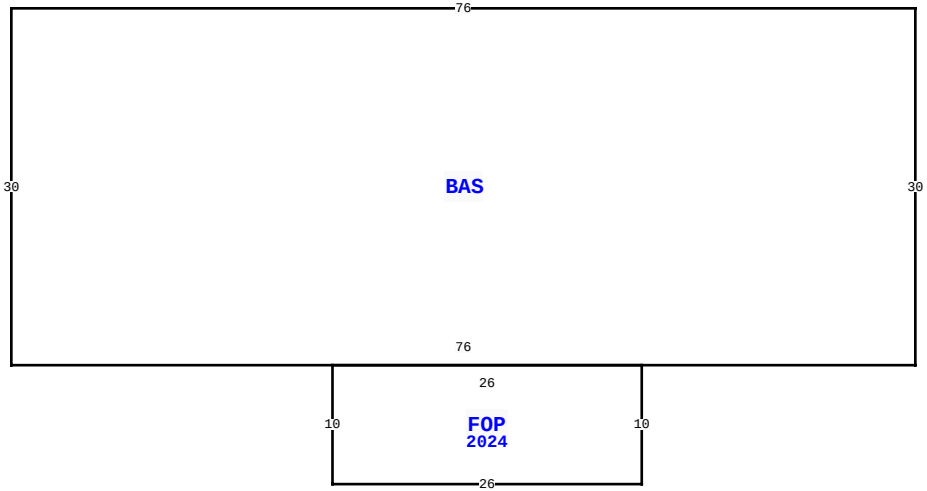
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	132,836
FOP	260	35	2024	91	5,302
TOTALS	2,540			2,371	138,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,371	113.9000	105.93	251,160	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 2280 HX Base Yr 2026



569 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	2000	2000	3	50	150	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
8	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.50	3.50	100	2010	2010	3	100	840	
9	0251	LEAN TO W/	0	100	12	20	240.00	UT	3.50	3.50	100	2010	2010	3	100	840	
10	0031	BARN,MT AE	0	100	18	20	360.00	UT	9.00	9.00	100	2010	2010	3	100	3,240	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,138
TOTAL MARKET OB/XF VALUE		34,670
TOTAL LAND VALUE - MARKET		14,880
TOTAL MARKET VALUE		187,688
SOH/AGL Deduction		25,865
ASSESSED VALUE		161,823
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		105,412
TOTAL JUST VALUE		187,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047182	Mobile Home		05/09/2023
33572	M H	670	11/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1785	12/05/2025	QC	U	I	11	100
GRANTOR: HERNDON OSCAR						
GRANTEE: HERNDON JOHN R						
1526/945	10/30/2024	WD	U	I	11	100
GRANTOR: HERNDON JOHN R						
GRANTEE: HERNDON OSCAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S30 E76 N30 $
FOP=[YR=2024;ORIG=-49,30] E26 S10 W26 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,470

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	14,880							

REVIEW DATE 09/09/2024 BY RP Total Acres: 1.24 Total Land Value: 14,880 Market: 0 Agricultural: 0 Common: 14,880 PRINTED 11/17/2026 BY SYS

COMM NE COR, W 105 FT, S 426.68
SPRADLEY RD, NW ALONG R/W 200 FT
NW 191.88 FT, N 14 DEG E 307.01

HERNDON JOHN R/HERNDON PENNY A
569 NW SPRADLEY RD
LAKE CITY, FL 32055

2027

32-1S-17-04613-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32117.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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SALES DATA

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1526/945	10/30/2024	WD	U	I	11	100
GRANTOR: HERNDON JOHN R						
GRANTEE: HERNDON OSCAR						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
12	0060	CARPORT F	0	100	0	0	1.00	UT	14,000.00	14,000.00	100	2024	2023		100	14,000	
13	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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

REVIEW DATE 09/09/2024 BY RP Total Acres: 1.24 Total Land Value: 14,880 Market: 0 Agricultural: 0 Common: 14,880 PRINTED 11/17/2026 BY SYS