NE1/4 OF NE1/4 OF NE1/4 AS LIES RD, EX 4.17 AC.

BUTCHER RICHARD J/BUTCHER NICOLE M
265 SE BREAM LOOP
LAKE CITY, FL 32025

**2026**

**32-1S-17-04613-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

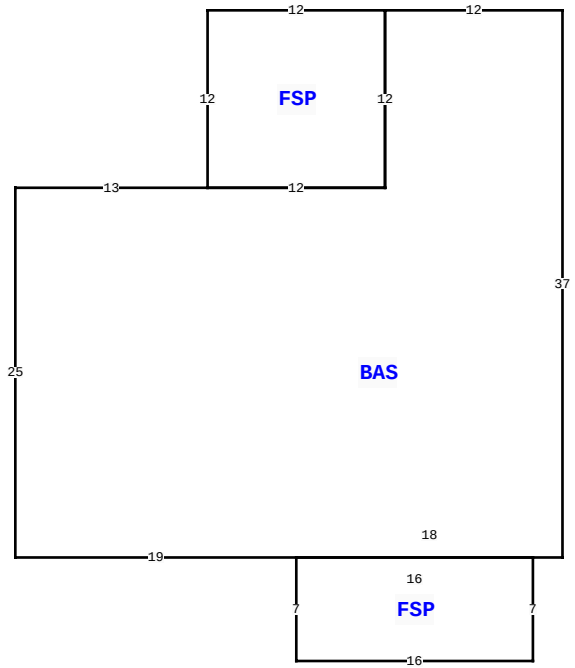
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,069 | 100 | | 1,069 | 55,268 |
| FSP | 112 | 40 | | 45 | 2,326 |
| FSP | 144 | 40 | | 58 | 2,998 |
| TOTALS | 1,325 | | | 1,172 | 60,594 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,172 | 69.7680 | 79.54 | 93,221 | 1945 | 1945 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1069 HX Base Yr




491 NW SPRADLEY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 60,594 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 12,360 |
| TOTAL MARKET VALUE | 72,954 |
| SOH/AGL Deduction | 924 |
| ASSESSED VALUE | 72,030 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 72,030 |
| TOTAL JUST VALUE | 72,954 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 68,282 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1375/1972 | 1/03/2019 | WD | Q | I | 01 | 116,900 |
| GRANTOR: RESULTS REALTY OF NOR | | | | | | |
| GRANTEE: RICHARD J & NICOLE | | | | | | |
| 1339/1573 | 6/27/2017 | TD | U | I | 18 | 6,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: RESULTS REALTY OF N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 S25 E19 FSP= S7 E16 N7 W16$ E18 N37 W12 FSP= W12 S12 E12 N12$ S12 W12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,360 | | | | | | | |

REVIEW DATE 07/21/2015 BY DF Total Acres: 1.03 Total Land Value: 12,360 Market: 0 Agricultural: 0 Common: 12,360 PRINTED 05/08/2026 BY SYS