

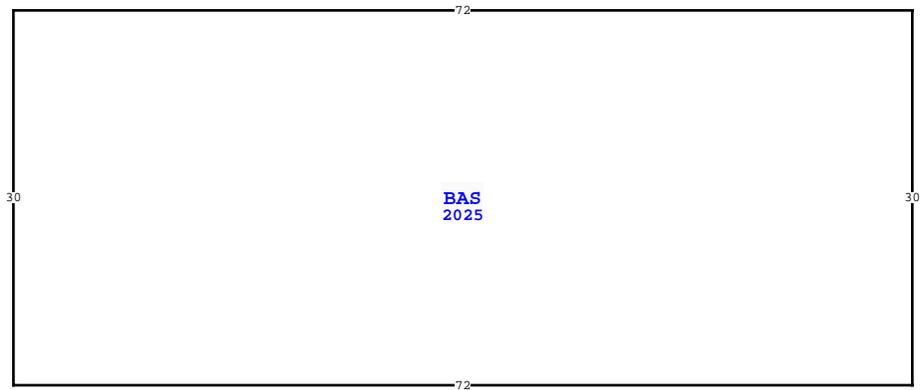
COMM NE COR, W 105 FT, S 426.68  
 NW SPRADLEY RD, N 72 DEG W 200 F  
 191.88 FT FOR POB, CONT NW 200 F

MOATES CALLIE  
 573 NE SPRADLEY RD  
 LAKE CITY, FL 32055

**2026**

32-1S-17-04613-009  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	2,160	100	2025
TOTALS	2,160		2,160 240,193

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	- 2026	Heated Area: 2160			HX Base Yr 2026				
												
BLD DATE						LGL DATE	05/08/2026 MLU					
XF DATE						LAND DATE						
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			240,193
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			14,520
TOTAL MARKET VALUE			257,713
SOH/AGL Deduction			0
ASSESSED VALUE			257,713
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			206,302
TOTAL JUST VALUE			257,713
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051617	Right-of-Way Acce		11/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2550	6/06/2025	WD	U	I	30	160,000
GRANTOR: HERNDON JOHN R						
GRANTEE: MOATES CALLIE						
1526/951	10/30/2024	WD	U	V	11	100
GRANTOR: HERNDON JOHN R						
GRANTEE: HERNDON JOHN R						

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	9947	Septic	0	100	0	0			3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.32	AC		1.00	1.00	1.00	11,000.00	11,000.00	14,520							

REVIEW DATE 09/25/2025 BY TP																								
Total Acres: 1.32					Total Land Value: 14,520					Market: 0					Agricultural: 0					Common: 14,520				