

COMM NE COR OF SEC, W 105 FT FOR
 FT TO N R/W OF NW SPRADLEY RD, N
 FT, N 5 DEG E 362.31 FT TO N LIN

HERNDON AUBRIANNA
 551 NW SPRADLEY RD
 LAKE CITY, FL 32055

2026

32-1S-17-04613-010


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	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,216	100	2025
TOTALS	1,216		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	MANUF	1	100% - 2025									Heated Area: 1216 HX Base Yr 2025		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 15 16 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2025</p> </div> </div>														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/08/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,729
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			16,170
TOTAL MARKET VALUE			85,299
SOH/AGL Deduction			3,077
ASSESSED VALUE			82,222
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			30,811
TOTAL JUST VALUE			85,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/948	10/30/2024	WD	U	V	11	100
GRANTOR: HERNDON JOHN R						
GRANTEE: HERNDON AUBRIANNA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=15,14] E76 S16 W76 N16 \$	

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	0261	PRCH, UOP	0	100	0	0		1.00	UT 400.00	100	2025	2024		100	400	
2	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100	2025	2024		100	3,000	
TOTAL OB/XF 3,400																

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	DPH 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	1.47	AC		1.00	1.00	1.00	11,000.00	11,000.00	16,170							