NW1/4 OF NE1/4 & THE N 20 FT
OF NE1/4 OF NE1/4 AS LIES W OF
SPRADLEY RD. LE 671-456, 831-

BOWMER RANDOLPH B
746 NW SPRADLEY RD
LAKE CITY, FL 32055

2026

32-1S-17-04615-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Quality	04	04

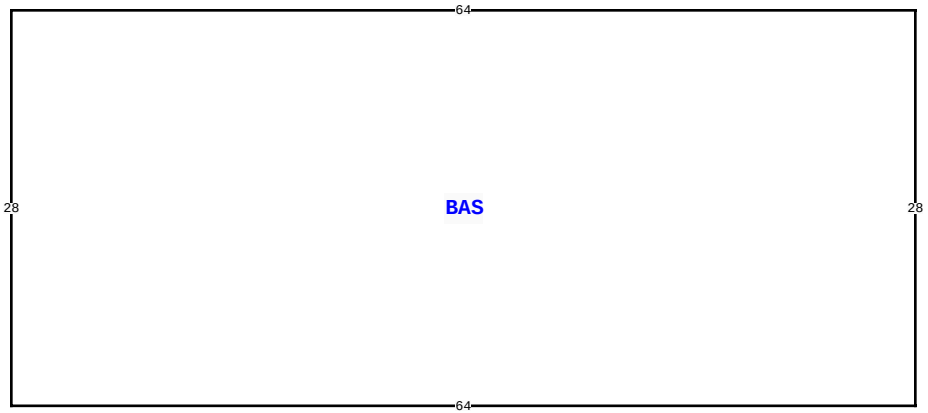
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 32117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	47,803
TOTALS	1,792			1,792	47,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	111.1500	66.69	119,508	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1792 HX Base Yr



746 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,803
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	122,660
TOTAL MARKET VALUE	67,983
SOH/AGL Deduction	7,289
ASSESSED VALUE	60,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,694
TOTAL JUST VALUE	177,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33983	M H	590	04/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/0768	9/18/2015	WD	Q	V	01	106,500
GRANTOR: THOMAS E & JUDY A MCR						
GRANTEE: RANDOLPH B BOWMER						
1283/2748	10/03/2014	QC	U	V	11	100
GRANTOR: JUDY A MCRAE & THOMAS						
GRANTEE: JUDY A MCRAE TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S28 E64 N28$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9630	C	SWAMP	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	280.00	280.00	9,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	119,000							
4	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							

REVIEW DATE 05/17/2016 BY JS Total Acres: 39.00 Total Land Value: 13,180 Market: 119,000 Agricultural: 9,520 Common: 3,660 PRINTED 01/08/2026 BY SYS