BEG AT THE NW COR OF NE1/4 OF NW
929.85 FT TO C/L OF SPRADLEY RD,
NW 450 FT, NE 95 FT TO C/L OF DE

SUDDERTH DAVID
11620 COMPASS POINT DR
FORT MYERS, FL 33908

2026

33-1S-17-04629-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

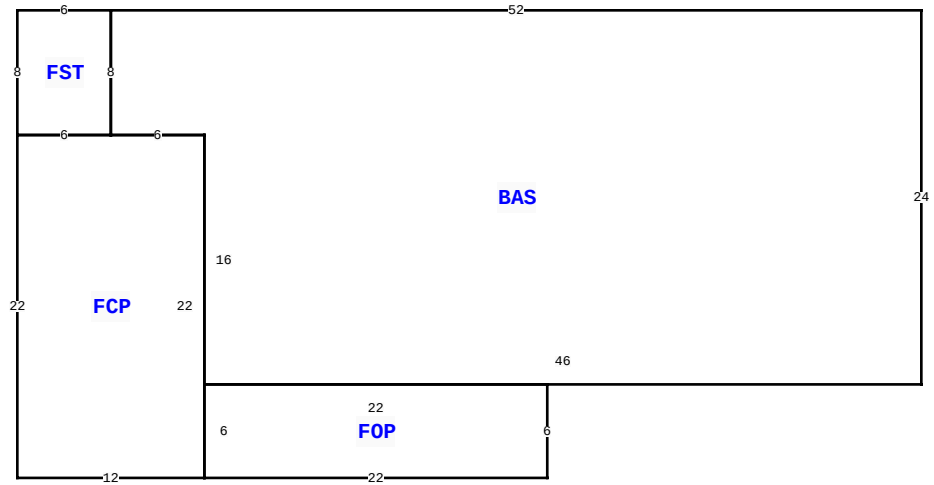
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	131,088
FCP	264	25		66	7,510
FOP	132	30		40	4,552
FST	48	55		26	2,958
TOTALS	1,596			1,284	146,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,284	127.0000	142.24	182,636	1974	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2026 Heated Area: 1152 HX Base Yr



191 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	146,109
TOTAL MARKET OB/XF VALUE	12,600
TOTAL LAND VALUE - MARKET	53,600
TOTAL MARKET VALUE	212,309
SOH/AGL Deduction	0
ASSESSED VALUE	212,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,309
TOTAL JUST VALUE	212,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19645	PUMP/UTPOL	30	06/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/2758	3/06/2025	WD	Q	I	01	325,000
GRANTOR: ORCHULLI RYAN						
GRANTEE: SUDDERTH DAVID						
1484/2288	2/10/2023	WD	U	I	11	100
GRANTOR: LITTLE GARY DENNIS						
GRANTEE: ORCHULLI RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 FST= W6 S8 E6 N8$ S8 FCP= W6 S22 E12 N22 W6$ E6S16
FOP= S6 E22 N6 W22$ E46 N24$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	18	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0030	BARN,MT	0	0	20	30	600.00	UT	10.00	10.00	50	1993	1993	3	50	3,000	
6	0296	SHED METAL	0	0	20	30	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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	5.70	AC		1.00	1.00	1.00	8,000.00	8,000.00	45,600							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.50	8,000.00	4,000.00	8,000							

REVIEW DATE 06/06/2025 BY TP Total Acres: 7.70 Total Land Value: 53,600 Market: 0 Agricultural: 0 Common: 53,600 PRINTED 06/08/2026 BY SYS