LOTS 5, 6 & 7 HODGES ADDITION.
481-354, PB 837-1366, 918-2052,

SPICER BRUCE/SIMPSON BETTY JENA
1457 SE LANVALE ST
LAKE CITY, FL 32025

2027

33-3S-17-06739-000

BUILDING CHARACTERISTICS

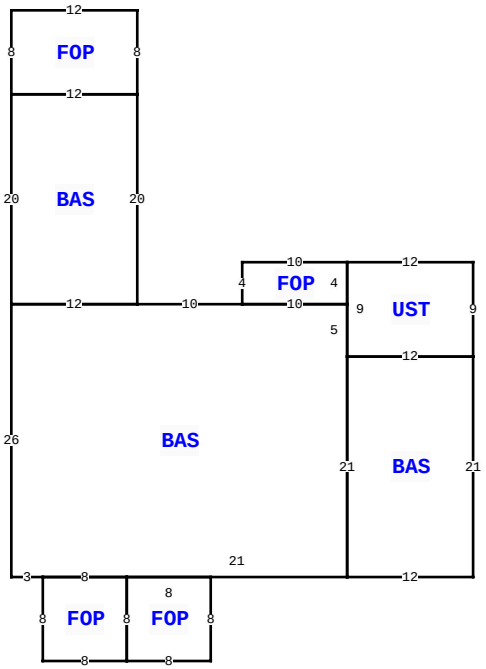
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 07
NEIGHBORHOOD/LOC		33317.130 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,690
BAS	252	100		252	20,675
BAS	832	100		832	68,260
FOP	40	30		12	985
FOP	64	30		19	1,559
FOP	64	30		19	1,559
FOP	96	30		29	2,379
UST	108	45		49	4,020
TOTALS	1,696			1,452	119,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,452	114.7500	126.22	183,271	1948	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1324 HX Base Yr 2004



1457 SE LANVALE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,126
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		11,571
TOTAL MARKET VALUE		132,597
SOH/AGL Deduction		35,354
ASSESSED VALUE		97,243
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,832
TOTAL JUST VALUE		132,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,768

LAND:1:1: 34,770 SF;ADJ3,LOT(PARCEL)SIZE(STD=20,00

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2445	4/03/2019	WD	U	I	30	29,300
GRANTOR: BRUCE A SPICER						
GRANTEE: BRUCE A SPICER & ET						
0978/0180	3/14/2003	WD	Q	I		70,000
GRANTOR: JAMES L HOLLINGSWORTH						
GRANTEE: BRUCE A SPICER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N20 FOP= N8 W12 S8 E12$ W12 S20 E12$ W12 S26 E3 FOP= S8 E8 N8 W8$ E8 FOP= S8E8 N8 W8$ E21 BAS= E12 N21 W12 S21$ N21 UST= E12 N9 W12 S9$ N5 FOP= N4 W10 S4 E10$ W10$.

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	0040	BARN,POLE	0	100	24	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0040	BARN,POLE	0	100	28	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	31	28	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	100		RSF/MH	83.00	190.00	0.80	AC		1.00	1.00	1.00	14,500.00	14,500.00	11,571							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.80 Total Land Value: 11,571 Market: 0 Agricultural: 0 Common: 11,571 PRINTED 11/17/2026 BY SYS