COMM NE COR, RUN S 611.22 FT, N
FT FOR POB, CONT N 84 DEG W 8.55
DEG W 40.51 FT, N 70 DEG W 30.56

SPRADLEY RALPH/SPRADLEY SANDRA
110 SW ROSEBUD GLN
LAKE CITY, FL 32024

**2027**

**36-5S-15-00485-006**

## BUILDING CHARACTERISTICS

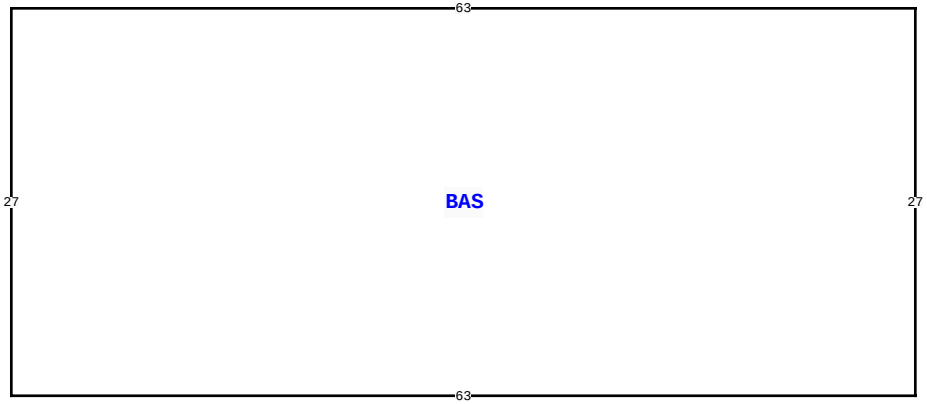
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| 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 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 36515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,701 | 100 | | 1,701 | 129,903 |
| TOTALS | 1,701 | | | 1,701 | 129,902 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,701 | 106.8102 | 117.49 | 199,850 | 1965 | 1965 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 1701 HX Base Yr 2007




263 SW ROSEBUD GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 25 | 2005 | 2005 | 3 | 25 | 250 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 100 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 6 | 0030 | BARN,MT | 0 | 0 | 20 | 40 | 800.00 | UT | 9.00 | 9.00 | 50 | 2016 | 2016 | 3 | 50 | 3,600 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2026 | 2025 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 129,902 |
| TOTAL MARKET OB/XF VALUE | | 7,350 |
| TOTAL LAND VALUE - MARKET | | 15,300 |
| TOTAL MARKET VALUE | | 152,552 |
| SOH/AGL Deduction | | 67,898 |
| ASSESSED VALUE | | 84,654 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 33,243 |
| TOTAL JUST VALUE | | 152,552 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 154,919 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1095/0477 | 9/01/2006 | WD | Q | I | 06 | 125,000 |
| GRANTOR: KELLI SPRADLEY & BRET | | | | | | |
| GRANTEE: RALPH & SANDRA SPRA | | | | | | |
| 1095/0472 | 9/01/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: RALPH & SANDRA SPRADL | | | | | | |
| GRANTEE: KELLI SPRADLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W63 S27 E63 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 7,350

| 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 | | | 0.00 | 0.00 | 0.85 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 15,300 | | | | | | | |

REVIEW DATE 03/24/2026 BY KS Total Acres: 0.85 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 11/17/2026 BY SYS