LOT 12 BLOCK A SPRING HILLS S/D.
723-830, LE 1261-1846, WD 1483-9

SW SPRUCE ROAD LAND TRUST # 1366
227 SE HERNANDO AVE
LAKE CITY, FL 32025

2027

36-5S-15-00488-012

BUILDING CHARACTERISTICS

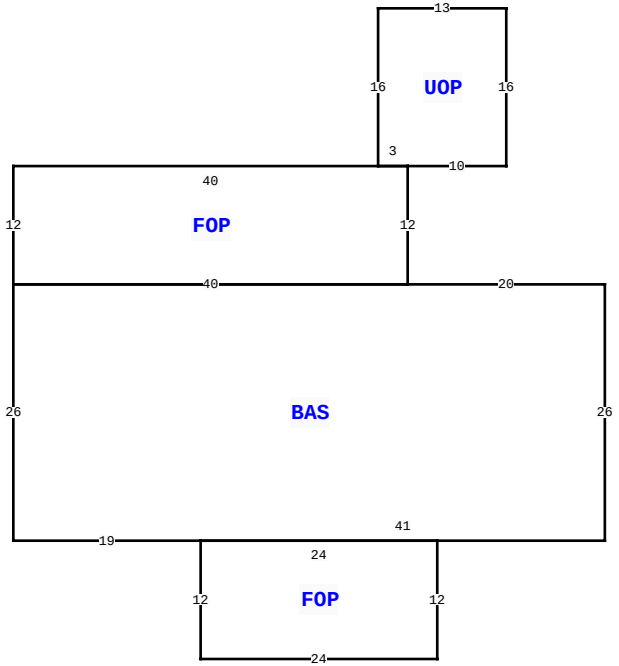
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	43,767
FOP	288	35		101	2,834
FOP	480	35		168	4,714
UOP	208	25		52	1,459
TOTALS	2,536			1,881	52,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,881	116.9000	70.14	131,933	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1560 HX Base Yr



192 SW WALNUT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
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	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0070	CARPORT UF	0	0	28	36	1,008.00	UT	1.50	1.50	100	2013	2013	3	100	1,512	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,773
TOTAL MARKET OB/XF VALUE	10,312
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	85,085
SOH/AGL Deduction	0
ASSESSED VALUE	85,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,085
TOTAL JUST VALUE	85,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,085

SALE:2:2: REMAINDERMAN

XFOB:1:1: BERKSHIRE M H

LAND:1:1: 2.02 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38659	PUMP/UTPOL	50	09/26/2019
10912	PUMP/UTPOL	30	03/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/915	1/12/2023	WD	U	I	39	14,000
GRANTOR: COX MICHELLE L						
GRANTEE: SW SPRUCE ROAD LAND						
1483/913	1/12/2023	WD	U	I	39	35,000
GRANTOR: COX MICHELLE L						
GRANTEE: SW SPRUCE ROAD LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N12 UOP= E10 N16 W13 S16 E3$ W40 S12 E40$ W40 S26 E19 FOP= S12E24 N12 W24$ E41 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,312

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	0102	C	SFR/MH	0		A-1	150.00	300.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/30/2026 BY KS Total Acres: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS