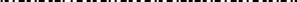


BRYANT JOSHUA/BRYANT BRITTNEY
378 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG. 70								0100	01	2,701	135.5695	151.84	410,120	1978	1985		0		0	35.00	65.00																
Exterior Wall	21	STONE 30								1 SINGLE FAM 100% - 2024										Heated Area: 2060 HX Base Yr 2024																			
Roof Structur	08	IRREGULAR 100																		VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100																		Tax Group: 2										Tax Dist:									
Interior Wall	05	DRYWALL 80																		BUILDING MARKET VALUE										266,578									
Interior Wall	06	CUST PANEL 20																		TOTAL MARKET OB/XF VALUE										9,880									
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										48,000									
Interior Floo	15	HARDTILE 20																		TOTAL MARKET VALUE										324,458									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										29,882									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										294,576									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms		2.5 100																		BASE TAXABLE VALUE										243,854									
Frame	01	NONE 100								TOTAL JUST VALUE										324,458																			
Stories	1.5	1.5 100								NCON VALUE										0																			
Architectual	05	CONV 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										324,458																			
Condition Adj	03	03 100								SALE:1:1: LOTS 20 & 21																													
Kitchen Adjus	02	02 100																																					
Quality	06	06																																					
DOR CODE	0100	SINGLE FAMILY																																					
MAP NUM		MKT AREA																																					
NEIGHBORHOOD/LOC	24316.010	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,584	100		1,584	156,335																																		
FGR	582	55		320	31,583																																		
FOP	48	30		14	1,382																																		
FOP	714	30		214	21,121																																		
FUS	476	100		476	46,979																																		
USP	266	35		93	9,179																																		
TOTALS	3,670			2,701	266,578																																		
EXTRA FEATURES						378 NW SPRING HOLLOW BLVD, LAKE CITY																																	
L N	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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750																							
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000																							
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	10.00	10.00	100	1993	1993	3	100	2,400																							
4	0080	DECKING	0	100	26	14	364.00	UT	7.50	7.50	100	2009	2009	3	100	2,730																							
TOTAL OB/XF 9,880																																							
LAND DESCRIPTION																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000																						
REVIEW DATE 05/17/2023 BY JB Total Acres: 0.99 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2025 BY SYS																																							