



ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 06 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 24316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	144,844
FGR	480	55		264	22,375
FOP	24	30		7	593
UOP	180	20		36	3,051

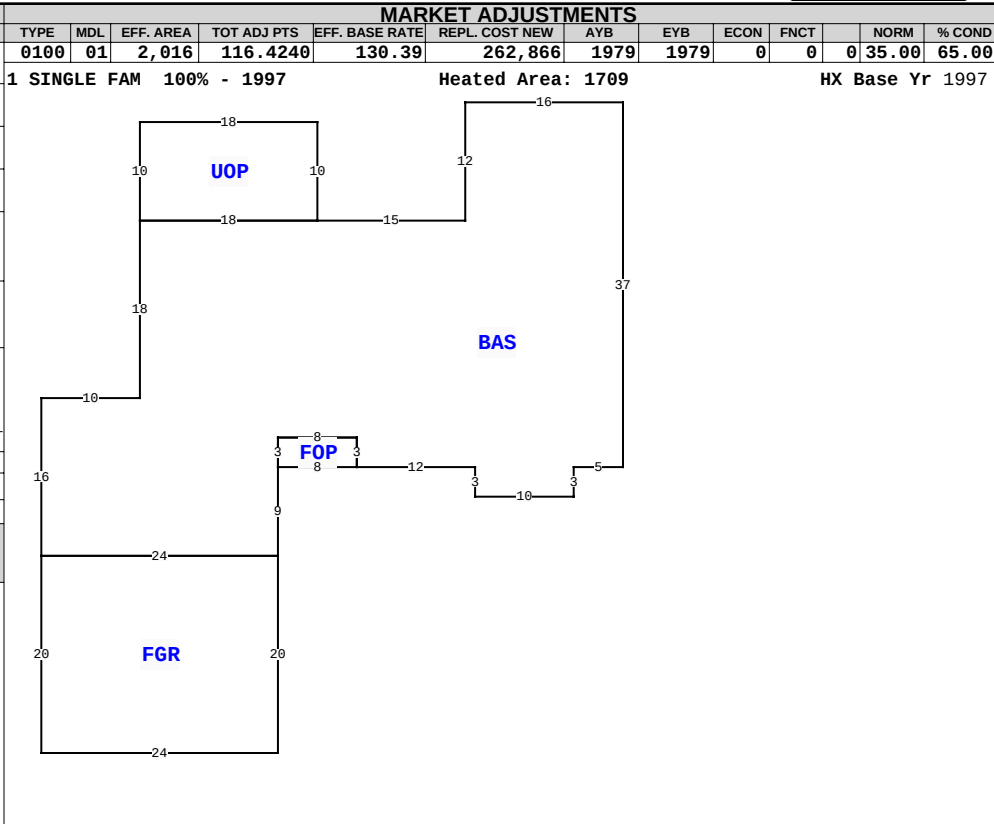
TOTALS 2,393 2,016 170,863

EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	675.00	UT	1.40	1.40	100	1979	1979	3	100	945	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							



490 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2025 MLU

TOTAL OB/XF	3,545
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,016	116.4240	130.39	262,866	1979	1979	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1709 HX Base Yr 1997

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,863
TOTAL MARKET OB/XF VALUE	3,545
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	222,408
SOH/AGL Deduction	101,856
ASSESSED VALUE	120,552
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	69,830
TOTAL JUST VALUE	222,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,408

SALE:2:1: INCLUDED PP (APPLIANCES, DRAPES ETC)

SALE:1:1: LOTS 26 & 27 SPRINGHOLLOW S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28461	MAINT/ALTR	35	04/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0825/1771	7/26/1996	WD	Q	I		98,000
GRANTOR: WILLIAM L JR & SONJA						
GRANTEE: DOUGLAS G & MARGARE						
0774/0093	4/29/1993	WD	Q	I	06	84,000
GRANTOR: GEORGE BRANNON						
GRANTEE: WILLIAM GIEBEIG JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W15 UOP= N10 W18 S10 E18\$ W18 S18 W10 S16 FGR= S20 E24 N20 W24\$ E24 N9 FOP= E8 N3 W8 S3\$ N3 E8 S3 E12 S3 E10 N3 E5 N37\$.