LOT 39 & E1/2 OF LOT 40 SPRINGHO
700-747, 951-342, WD 1027-1850,

FAUST PHILLIP JAMES
220 NW CHARLOTTE GLN
LAKE CITY, FL 32055

2026

24-3S-16-02273-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

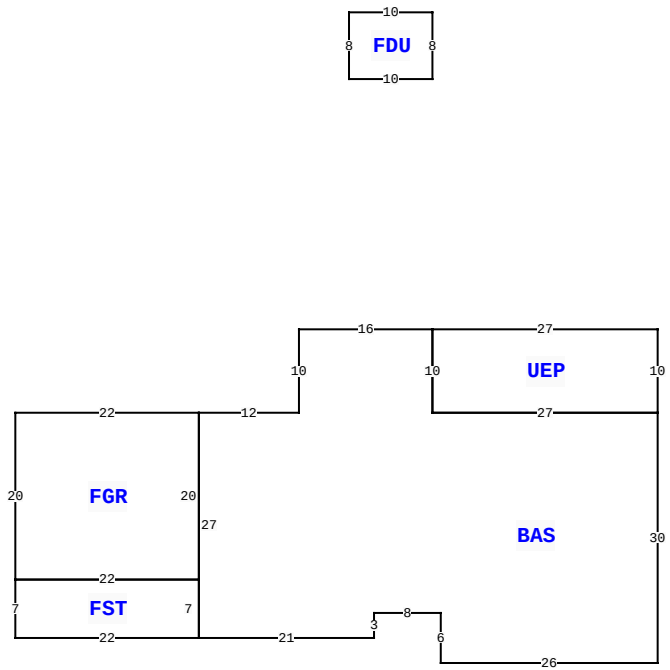
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,699	100		1,699	149,021
FDU	80	60		48	4,210
FGR	440	55		242	21,226
FST	154	55		85	7,456
UEP	270	60		162	14,209
TOTALS	2,643			2,236	196,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	120.4780	134.94	301,726	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1699 HX Base Yr 2005



695 NW SPRING HOLLOW BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,122
TOTAL MARKET OB/XF VALUE		11,270
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		255,392
SOH/AGL Deduction		87,814
ASSESSED VALUE		167,578
TOTAL EXEMPTION VALUE	HX HB SX WR	105,722
BASE TAXABLE VALUE		61,856
TOTAL JUST VALUE		255,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,392

LAND:1:1: 0.78 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042389	Roof Replacement	15,772	07/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1493/1570	6/26/2023	LE	U	I	14	100
GRANTOR: FAUST RONALD H						
GRANTEE: FAUST RONALD H (ENH						
1437/1609	5/11/2021	LE	U	I	14	100
GRANTOR: FAUST RONALD H						
GRANTEE: FAUST PAUL ARTHUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S10 W12 FGR= W22 S20 FST= S7 E22N7 W22$ E22 N20$ S27 E21 N3 E8S6 E26 N30 UEP= N10 W27 S10 E27$ W27 N10$ PTR=N30 FDU= N8W10 S8 E10$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,200.00	UT	2.00	2.00	100	1993	1993	3	100	4,400	
3	0169	FENCE/WOOD	0	100	0	0	296.00	UT	7.50	7.50	100	1993	1993	3	100	2,220	
4	0080	DECKING	0	100	10	12	120.00	UT	7.50	7.50	100	2009	2009	3	100	900	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,270

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-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 KS Total Acres: 0.70 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2025 BY SYS