LOTS 49, 50 & 51 SPRING HOLLOW
S/D & THE S1/2 OF THAT PORTION
OF SPRUCE DRIVE (VACATED) AS

JANSON THEODORE L/JANSON APRIL S
289 NW PALMETTO BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

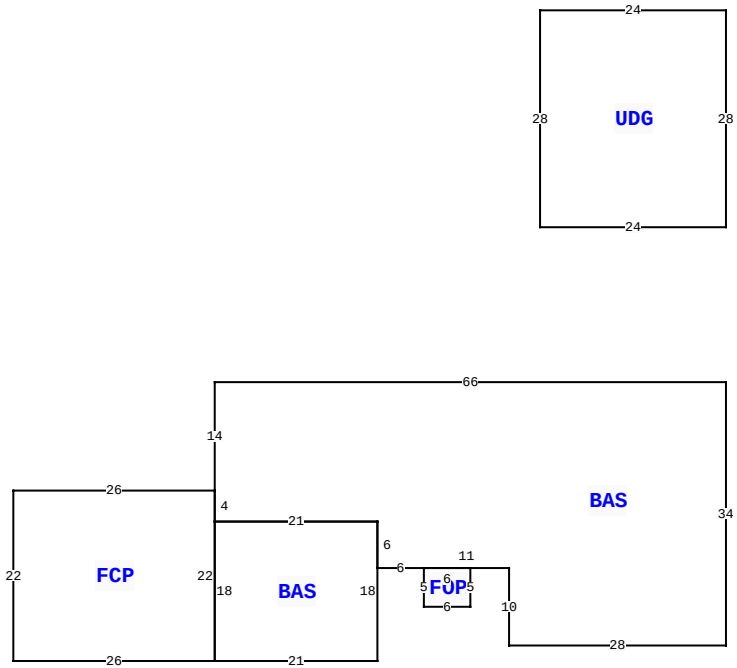
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	378	100		378	30,818
BAS	1,738	100		1,738	141,698
FCP	572	25		143	11,658
FOP	30	30		9	734
UDG	672	55		370	30,166
TOTALS	3,390			2,638	215,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	111.9888	125.43	330,884	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 2116 HX Base Yr 1998



289 NW PALMETTO BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,075
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		281,375
SOH/AGL Deduction		106,647
ASSESSED VALUE		174,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,006
TOTAL JUST VALUE		281,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,375

LAND:1:1: 3.60 AC

SALE:1:1: ALSO ORB 838-612,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36808	GARAGE	256	06/04/2018
18225	GARAGE	50	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0838/0603	4/18/1997	WD	Q	I		110,000

GRANTOR: COLE

GRANTEE: JANSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 FCP= W26 S22 E26 N22$ S4 BAS= S18 E21 N18 W21$ E21S6 E6 FOP= S5 E6 N5 W6$ E11 S10 E28 N34$ PTR= N20 UDG= N28 W24 S28 E24$ S20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	3.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	64,800							

REVIEW DATE 05/17/2023 BY JB Total Acres: 1.80 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 11/17/2025 BY SYS