

LOT 52 & 53 SPRING HOLLOW S/D.
487-359, DC 1139-100, LE 1258-18

PARRULLI FREDERICK/COVELLO NICOLAS
249 NW PALMETTO BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-045



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	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		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 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	

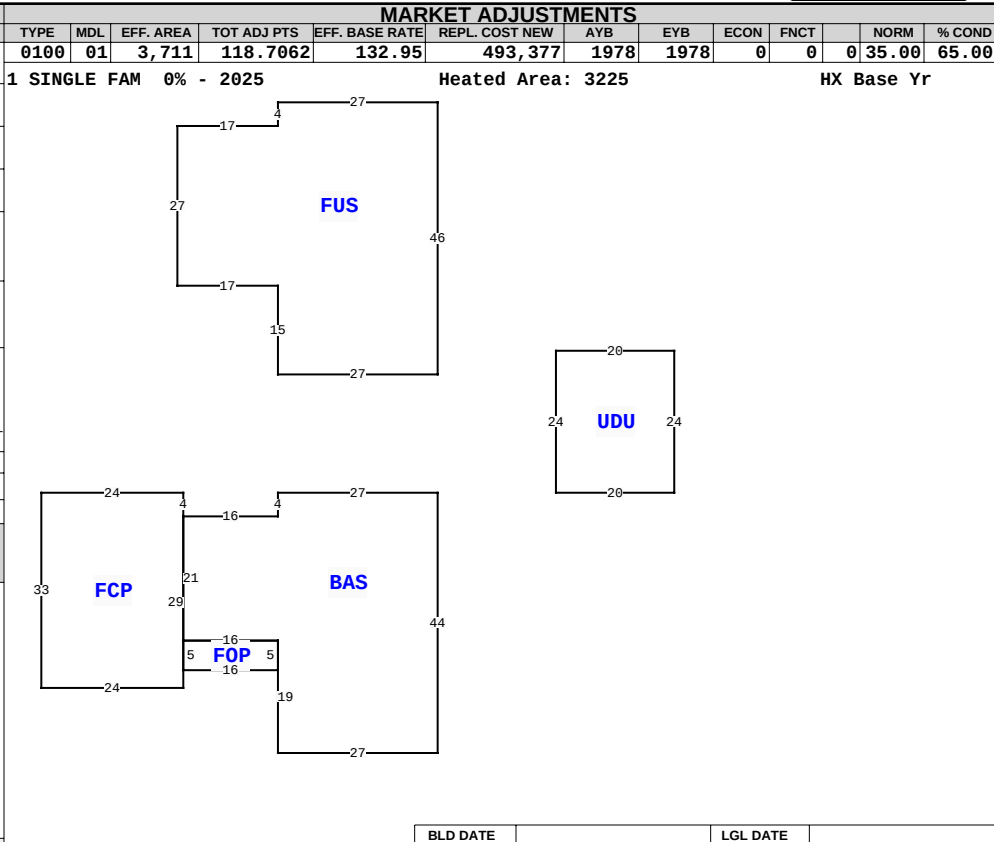
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	131,700
FCP	792	25		198	17,111
FOP	80	30		24	2,074
FUS	1,701	100		1,701	146,996
UDU	480	55		264	22,814
TOTALS	4,577			3,711	320,695

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
4	0282	POOL ENCL	0	0	0	0	1,000.00	UT	15.00	15.00	100	1989	1989	3	40	6,000	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C



249 NW PALMETTO BLVD, LAKE CITY	BLD DATE	LGL DATE	04/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	22,986
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE					320,695
TOTAL MARKET OB/XF VALUE					22,986
TOTAL LAND VALUE - MARKET					48,000
TOTAL MARKET VALUE					391,681
SOH/AGL Deduction					0
ASSESSED VALUE					391,681
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					391,681
TOTAL JUST VALUE					391,681
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					391,681

LAND:1:1: 1.01 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30337	MAINT/ALTR	0	08/02/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1553/372	10/31/2025	WD	Q	I	01	435,000	
GRANTOR: BOETTCHER CRAIG S							
GRANTEE: PARRULLI FREDERICK							
1258/1855	7/11/2013	WD	U	I	11	0	
GRANTOR: GARY B BOETTCHER (RES							
GRANTEE: GARY B BOETTCHER &							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W27 S4 W16 FCP= N4 W24 S33 E24 N29\$ S21 FOP= S5 E16 N5 W16\$E16 S19 E27 N44\$ PTR= N20 FUS= N46 W27 S4 W17 S27 E17 S15 E27\$ S20\$ PTR= E20 UDU= E20 N24 W20 S24\$ W20\$.																