LOTS 56 & 57 SPRING HOLLOW S/D
& BEG NW COR LOT 57, RUN SE
14 DEG ALONG E BDRY LOT 61

MILLS PAUL W/MILLS SAMANTHA
161 NW PALMETTO BOULEVARD
LAKE CITY, FL 32055

2026

24-3S-16-02273-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 03

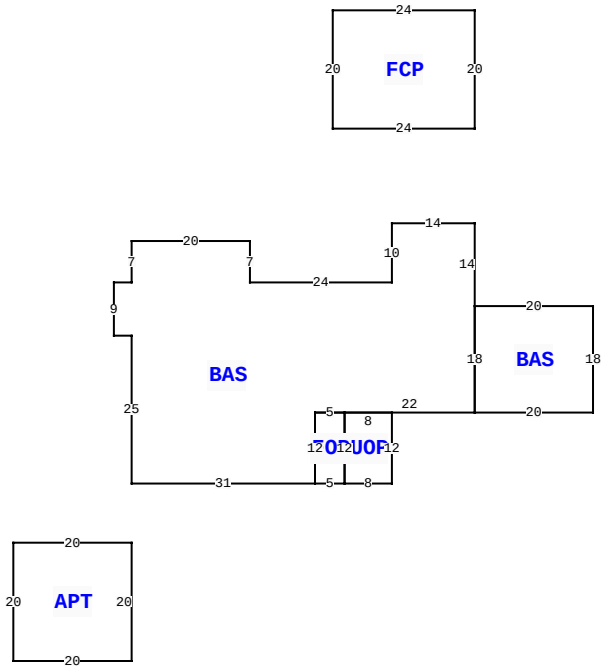
NEIGHBORHOOD/LOC 24316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	400	100		400	43,253
BAS	360	100		360	38,928
BAS	1,955	100		1,955	211,401
FCP	480	25		120	12,976
FOP	60	30		18	1,946
UOP	96	20		19	2,055
TOTALS	3,351			2,872	310,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,872	123.3840	138.19	396,882	1985	2010	0	0	0	21.75	78.25

1 SINGLE FAM 100% - 2022 Heated Area: 2715 HX Base Yr 2022



161 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		310,560
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		48,600
TOTAL MARKET VALUE		360,160
SOH/AGL Deduction		46,914
ASSESSED VALUE		313,246
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,524
TOTAL JUST VALUE		360,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,915

SALE:2:1: LOTS 56 & 57 & PART LOT 61, SPRINGHOLLOW

SALE:1:1: DIVORCE ?

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/2522	9/04/2020	WD	Q	I	01	275,000
GRANTOR: ANITA K HOUSTON						
GRANTEE: PAUL W & SAMANTHA M						
1174/2160	6/02/2009	WD	U	I	12	75,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ANITA K HOUSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 W14 S10 W24 N7 W20 S7 W3 S9 E3 S25 PTR=S30 APT= W20 N20 E20 S20$ N30$ E31 FOP= E5N12 W5 S12$ N12 E5 UOP= S12E8 N12 W8$ E22 BAS= E20 N18 W20 S18$ N18$ PTR=N30 FCP= N20 W24 S20 E24$ 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,000.00	2,000.00	50	1993	1993	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0.68	24,000.00	16,200.00	48,600							

REVIEW DATE 05/17/2023 BY JB Total Acres: 1.53 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 11/18/2025 BY SYS