LOT 60 & LOT 61 SPRINGHOLLOW S/D
OF LOT 61, RUN SE 14 DEG ALONG E
61 A DIST OF 266.05 FT, W 75 FT,

BALZANO ROB
303 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-054

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

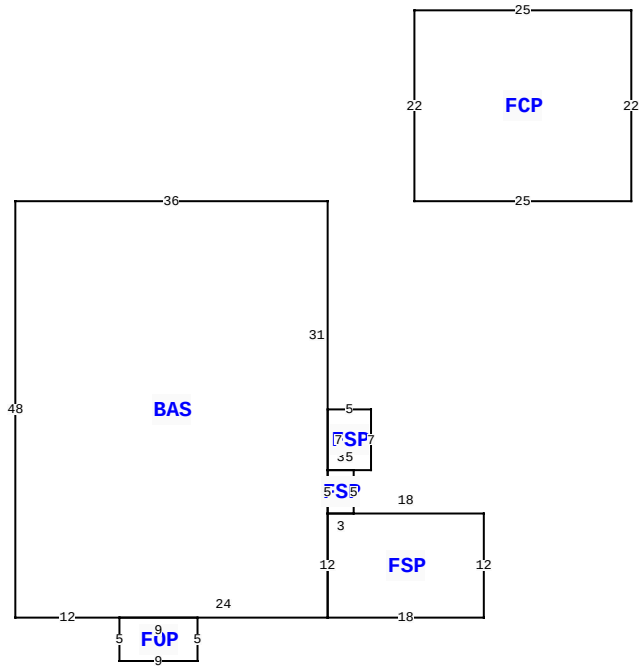
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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
BAS	1,728	100		1,728	179,591
FCP	550	25		138	14,343
FOP	45	30		14	1,455
FSP	15	40		6	624
FSP	35	40		14	1,455
FSP	216	40		86	8,938
TOTALS	2,589			1,986	206,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,986	138.4966	155.12	308,068	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2024 Heated Area: 1728 HX Base Yr 2024



303 NW SPRING HOLLOW 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		206,406
TOTAL MARKET OB/XF VALUE		6,024
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		260,430
SOH/AGL Deduction		0
ASSESSED VALUE		260,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,708
TOTAL JUST VALUE		260,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,510

LAND:1:1: 1.0 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/383	10/01/2021	WD	Q	I	01	239,000
GRANTOR: COLE SHERRI						
GRANTEE: BALZANO ROB						
1312/1540	3/24/2016	WD	Q	I	01	129,000
GRANTOR: GATEWAY DEVELOPERS LL						
GRANTEE: SHERRI COLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S48 E12 FOP= E9 S5 W9 N5$ E24 FSP= N12 E18 S12 W18$ N12 FSP= N5 E3 S5 W3$ N5 FSP= E5 N7 W5 S7$ N31$ PTR= E10 FCP= E25 N22 W25 S22$ W10$.

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	22	30	660.00	UT	1.40	1.40	100	0	0	3	100	924	
2	0166	CONC,PAVMT	0	100	10	150	1,500.00	UT	1.40	1.40	100	0	0	3	100	2,100	
3	0060	CARPORT F	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,024

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: 1.15 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/19/2025 BY SYS