

S 34.40 FT LOT 71 & ALL OF LOT 7
LOT 73 SPRING HOLLOW S/D.

DEAN WILLIAM L JR/DEAN NORMA NICHOLS
256 NW PALMETTO BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-064



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 100	0100	01	3,801	115.4979	129.36	491,697	1988	1988	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2000										Heated Area: 3270					HX Base Yr 2000					Tax Group: 2 Tax Dist:						
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					319,603											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					26,496											
Interior Floor	14	CARPET 90											TOTAL LAND VALUE - MARKET					48,000											
Interior Floor	12	HARDWOOD 10											TOTAL MARKET VALUE					394,099											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					130,585											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					263,514											
Bedrooms		4 100											TOTAL EXEMPTION VALUE					HX HB VX 55,722											
Bathrooms		3 100											BASE TAXABLE VALUE					207,792											
Frame	01	NONE 100											TOTAL JUST VALUE					394,099											
Stories	1.	1. 100											NCON VALUE					0											
Architectural Units	05	CONV 100											INCOME VALUE																
Condition Adj	03	03 100											PREVIOUS YEAR MKT VALUE					394,099											
Kitchen Adjus	01	01 100																											
Quality		06 06											SALE:2:1: PART OF LOT 73 SPRINGHOLLOW																
DOR CODE		0100	SINGLE FAMILY												LAND:1:1: 0.88 AC.														
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	3,270	100		3,270	274,955																								
FGR	729	55		401	33,717																								
FOP	60	30		18	1,513																								
FOP	375	30		112	9,417																								
TOTALS		4,434			3,801	319,603																							
EXTRA FEATURES						256 NW PALMETTO BLVD, LAKE CITY										BLD DATE				LGL DATE				04/22/2025				MLU	
																LAND DATE													
																AG DATE													
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,140													
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336													
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000													
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1989	1989	3	40	6,000													
5	0060	CARPORT F	0	100	18	20	360.00	UT	4.50	4.50	100	2009	2009	3	100	1,620													
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200													
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200													