LOT 75 SPRING HOLLOW S/D EX N 25
PALMETTO AVE & LOT 76 EX A STRIP
DES AS: BEG SW COR OF LOT 76, N

OCEAN SKYLER LEE
5805 SE RIVERBOAT DR, UNIT 407
STUART, FL 34997

2026

24-3S-16-02273-068

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

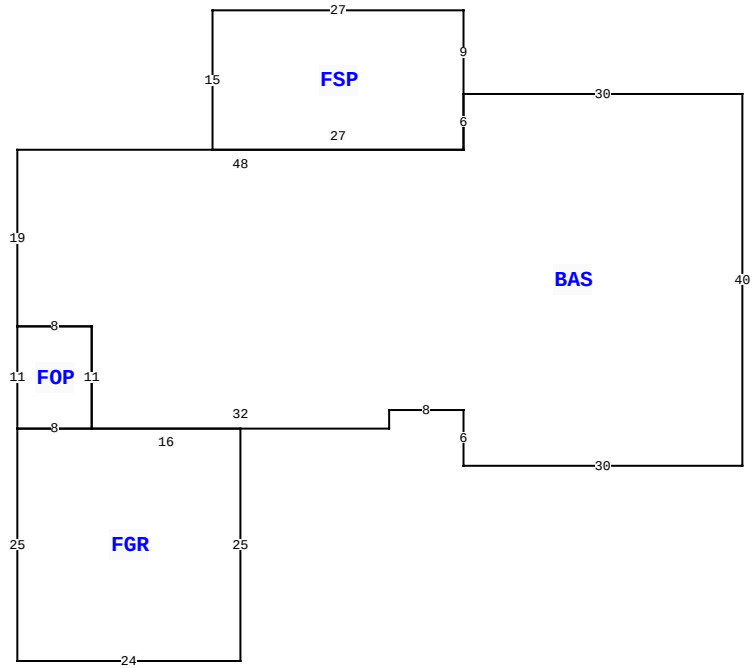
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,536	100		2,536	222,451
FGR	600	55		330	28,947
FOP	88	30		26	2,281
FSP	405	40		162	14,210
TOTALS	3,629			3,054	267,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,054	120.4886	134.95	412,137	1981	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2536 HX Base Yr



162 NW PALMETTO BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	267,889
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	320,689
SOH/AGL Deduction	0
ASSESSED VALUE	320,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,689
TOTAL JUST VALUE	320,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,810

SALE:2:1: LOT 75 & 76 SPRINGHOLLOW S/D EX --

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26956	MAINT/ALTR	45	04/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1542/178	6/09/2025	PB	U	I	18	0
GRANTOR: CONK PATRICIA A						
GRANTEE: OCEAN SKYLER LEE						
1302/0168	10/02/2015	WD	Q	I	01	217,000
GRANTOR: CHARLES P & SUE K SIL						
GRANTEE: WAYNE R & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N9 W27 S15 E27N6$ S6 W48 S19 FOP= S11 E8 N11 W8$ E8 S11 FGR= W8 S25 E24 N25 W16$ E32 N2 E8 S6 E30 N40$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	0		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 05/18/2023 BY JB Total Acres: 0.83 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2025 BY SYS