LOT 9 & N1/2 LOT 8 SPRING HOLLOW
ORB 492-806, 745-0116 (DC).

BARNES CHARLOTTE M
189 NW SPRINGHOLLOW BLVD
LAKE CITY, FL 32055

2026

25-3S-16-02278-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

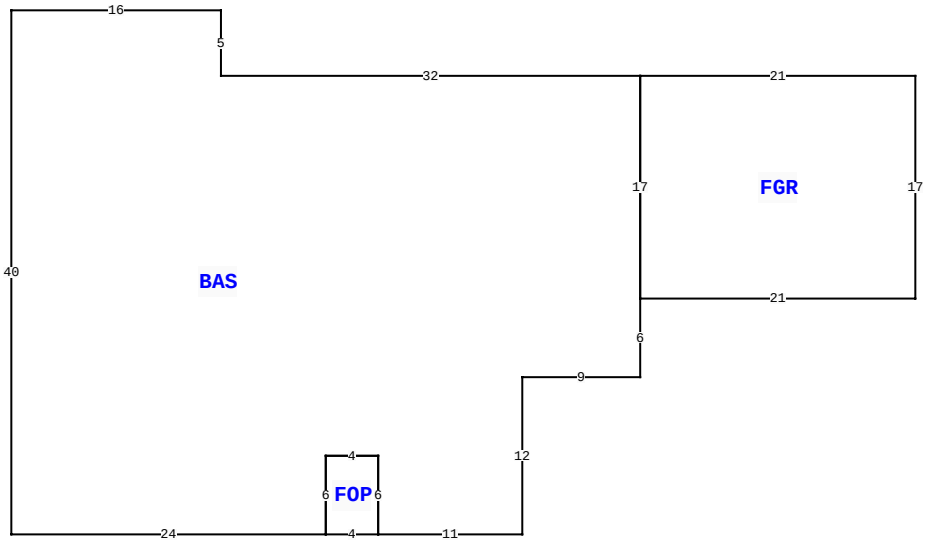
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	25316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	138,296
FGR	357	55		196	16,650
FOP	24	30		7	595
TOTALS	2,009			1,831	155,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	116.6886	130.69	239,293	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1628 HX Base Yr



189 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,540
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		35,150
TOTAL MARKET VALUE		192,190
SOH/AGL Deduction		69,640
ASSESSED VALUE		122,550
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		66,828
TOTAL JUST VALUE		192,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,190

LAND:1:1: 0.95 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042101	Roof Replacement	14,515	06/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0492/0806	7/01/1982	WD	Q	I		69,000
GRANTOR:						
GRANTEE:						
0454/0418	9/01/1980	03	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N5 W16 S40 E24 FOP= E4 N6 W4 S6$ N6 E4 S6 E11 N12 E9 N6 FGR= E21 N17 W21 S17$ N17$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0.95	18,500.00	17,575.00	35,150							

REVIEW DATE 05/17/2023 BY JB Total Acres: 0.93 Total Land Value: 35,150 Market: 0 Agricultural: 0 Common: 35,150 PRINTED 11/04/2025 BY SYS