

NW DIV:BEG SE COR LT 5 BLK B
NORTHSIDE ESTATES S/D, RUN E
ALONG N R/W SPRINGDALE ST

WILLIAMS BRENDA J
793 NW SPRINGDALE GLN
LAKE CITY, FL 32055

2025

30-3S-17-11708-100



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
Exterior Wall	31	VINYL SID 60	0100	01	1,092	117.3000	131.38	143,467	1998	1997	10	0	31.05	58.95	VALUATION BY														
Exterior Wall	19	COMMON BRK 40	1 SINGLE FAM 100% - 1999												Heated Area: 1056			HX Base Yr 1999			Tax Group: 1			Tax Dist:			84,574		
Roof Structure	03	GABLE/HIP 100	44 24 22 15 6 6 BAS FSP												BUILDING MARKET VALUE			84,574											
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE			5,174											
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET			11,400											
Interior Floo	14	CARPET 90													TOTAL MARKET VALUE			101,148											
Interior Floo	08	SHT VINYL 10													SOH/AGL Deduction			62,254											
Air Condition	03	CENTRAL 100													ASSESSED VALUE			38,894											
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE			HX HB			25,000								
Bedrooms	3	100													BASE TAXABLE VALUE			13,894											
Bathrooms	2	100													TOTAL JUST VALUE			101,148											
Frame	01	NONE 100													NCON VALUE			0											
Stories	1.	1. 100	INCOME VALUE																										
Architectual	05	CONV 100	PREVIOUS YEAR MKT VALUE			97,403																							
Units	0	100	24 22 15 6 6 BAS FSP												PERMIT NUM			DESCRIPTION			AMT			ISSUED					
Condition Adj	03	03 100													1120			SFR			210			12/02/1997					
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA													07														
NEIGHBORHOOD/LOC	820317.00	1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE													YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
BAS	1,056	100														1,056	81,785												
FSP	90	40														36	2,788												
TOTALS	1,146			1,092	84,574																								
EXTRA FEATURES										793 NW SPRINGDALE GLN, LAKE CITY										SALES DATA									
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE				
1	0166	CONC, PAVMT	0	100	0	0	789.00	UT	1.50	1.50	100	1997	1997	3	100	1,184		0851/1605	10/08/1997	QC	Q	Q	V	01	6,000				
2	0060	CARPORT F	0	100	20	24	480.00	UT	3.00	3.00	100	1997	1997	3	100	1,440		GRANTOR: TIITF											
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600		GRANTEE: BRENDA WILLIAMS											
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800													
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100													
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200													
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50													
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	800													
LAND DESCRIPTION										TOTAL OB/XF										5,174									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	4.00	LT		1.00	1.00	0.75	3,800.00	2,850.00	11,400												
REVIEW DATE 11/05/2015 BY DF Total Acres: 0.92 Total Land Value: 11,400 Market: 0 Agricultural: 0 Common: 11,400 PRINTED 08/19/2025 BY SYS																													