LOT 14 SPRING HOLLOW S/D & LOT
17 AS LIES S OF CREEK, NORTH
OF & ADJACENT TO LOT 14.

ABBOTT TIMOTHY C
193 NW WHITE OAK GLN
LAKE CITY, FL 32055

2026

24-3S-16-02273-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

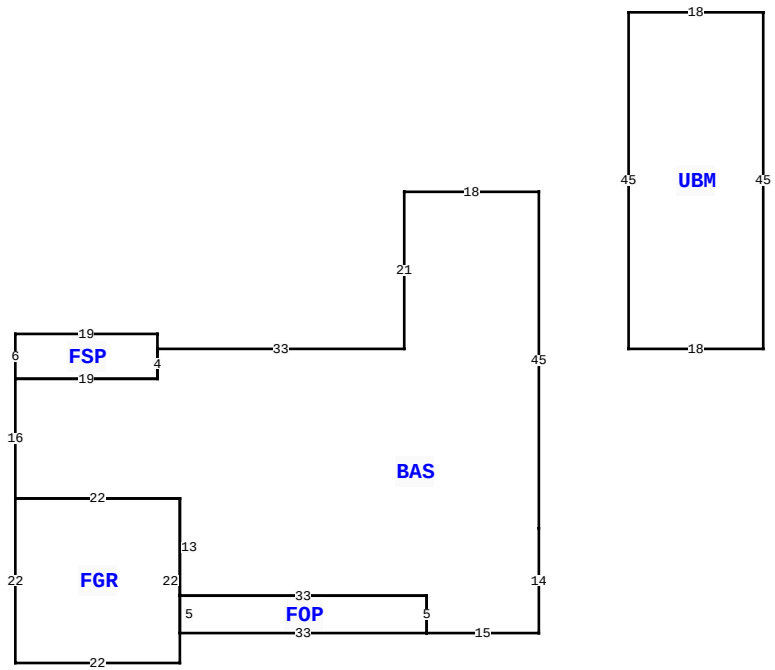
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	2,401	100		2,401	198,499
FGR	484	55		266	21,991
FOP	165	30		50	4,134
FSP	114	40		46	3,803
UBM	810	20		162	13,393
TOTALS	3,974			2,925	241,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,925	113.5628	127.19	372,031	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2401 HX Base Yr 2020



193 NW WHITE OAK GLN, 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		241,820
TOTAL MARKET OB/XF VALUE		4,450
TOTAL LAND VALUE - MARKET		43,200
TOTAL MARKET VALUE		289,470
SOH/AGL Deduction		88,061
ASSESSED VALUE		201,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,998
TOTAL JUST VALUE		289,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046967	Roof Replacement	18,812	04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/2067	1/17/2019	WD	Q	I	01	160,000
GRANTOR: TIMOTHY W JR & CRYSTA						
GRANTEE: TIMOTHY C ABBOTT						
1182/0909	10/09/2009	WD	Q	I	01	183,600
GRANTOR: ROBERT E & VICTORIA C						
GRANTEE: TIMOTHY W TALLEY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FSP= N2 W19 S6 E19 N4$ S4 W19 S16 FGR= S22 E22 N22 W22$ E22 S13 FOP= S5 E33 N5 W33$ E33 S5 E15 N14 N45 W18 S21$ PTR=E30 UBM= E18 N45 W18S45$ W30$.

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	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	100	4	40	160.00	UT	2.50	2.50	100	2009	2009	3	100	400	
3	0081	DECKING WI	0	100	30	10	300.00	UT	9.50	9.50	100	2009	2009	3	100	2,850	

LAND DESCRIPTION

TOTAL OB/XF 4,450

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	0.90	24,000.00	21,600.00	43,200							

REVIEW DATE 05/18/2023 BY JB Total Acres: 0.89 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 06/08/2026 BY SYS