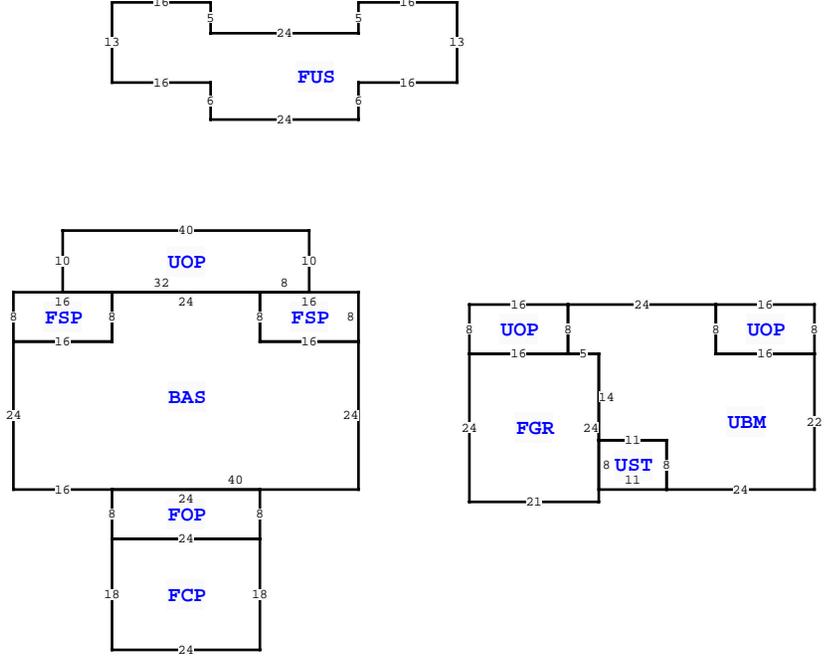


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	51 LOG 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floor	12 HARDWOOD 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,180	129.7569	162.20	515,796	2003	2003	0	0	22.00	78.00	

1 EXCEPT SFR 100% - 2025 Heated Area: 2288 HX Base Yr 2025



** This building has 12 Sub-Areas

344 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE	LGL DATE	04/21/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		402,321	
TOTAL MARKET OB/XF VALUE		7,734	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		458,055	
SOH/AGL Deduction		106,178	
ASSESSED VALUE		351,877	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		300,466	
TOTAL JUST VALUE		458,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046785	Roof Replacement	17,500	03/20/2023
19884	SFR	479	08/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/667	1/31/2024	WD	Q	I	01	445,000

GRANTOR: HEIMS NORMAN K
GRANTEE: VANN MATTHEW AUSTIN
1473/2319 8/15/2022 WD U I 11 100
GRANTOR: 344 NW SPRING HOLLOW
GRANTEE: HEIMS NORMAN K

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] N24 W16 N8 W24 S8 W16 S24 E16 E40 \$	
UBM=[ORIG=50,0] E24 N22 W16 N8 W24 S8 E5 S14 E11 S8 \$	
FUS=[ORIG=0,-60] N6 E16 N13 W16 S5 W24 N5 W16 S13 E16 S6 E24 \$	
FGR=[ORIG=34,-22] W16 S24 E21 N24 W5 \$	
FCP=[ORIG=-40,8] S18 E24 N18 W24 \$	
UOP=[ORIG=-16,-32] E8 N10 W40 S10 E32 \$	
FOP=[ORIG=-40,0] S8 E24 N8 W24 \$	
FSP=[ORIG=0,-24] N8 W16 S8 E16 \$	
FSP=[ORIG=-40,-32] W16 S8 E16 N8 \$	
UOP=[ORIG=74,-22] N8 W16 S8 E16 \$	
UOP=[ORIG=34,-30] W16 S8 E16 N8 \$	

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	1,536	100		1,536	194,328
FOP	432	25		108	13,664
FGR	504	55		277	35,045
FOP	192	30		58	7,338
FSP	128	40		51	6,452
FSP	128	40		51	6,452
FUS	752	100		752	95,140
UBM	874	20		175	22,140
UOP	128	20		26	3,289
UOP	128	20		26	3,289
TOTALS	5,290			3,180	402,321

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	4,084.00	UT	2.00	2.00	80	2003	2003	3	80	6,534	

LAND DESCRIPTION		TOTAL OB/XF 7,734																						
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		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							