ALL OF LOTS 16 & 17 LYING N OF C
SPRINGHOLLOW S/D.

**ASHTON STEPHEN EARL/ASHTON PAULINE PERRY**
304 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

**2027**

**24-3S-16-02273-012**

## BUILDING CHARACTERISTICS

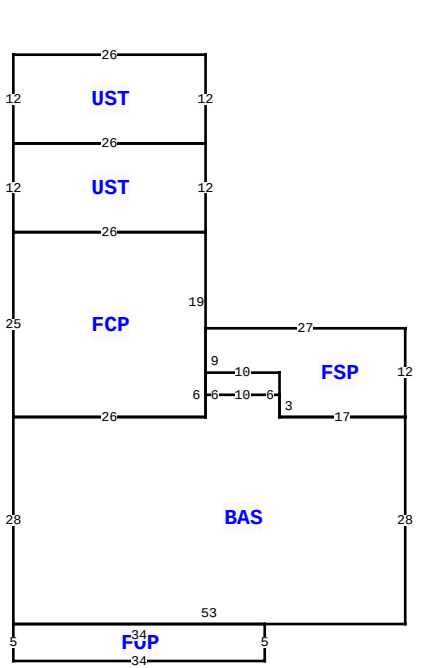
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 70 |
| Exterior Wall | 21 | STONE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| 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/ |

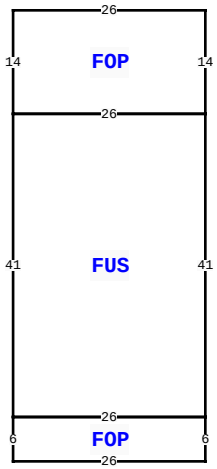
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,544 | 100 | | 1,544 | 146,385 |
| FCP | 650 | 25 | | 162 | 15,359 |
| FOP | 156 | 30 | | 47 | 4,456 |
| FOP | 170 | 30 | | 51 | 4,835 |
| FOP | 364 | 30 | | 109 | 10,334 |
| FSP | 294 | 40 | | 118 | 11,187 |
| FUS | 1,066 | 100 | | 1,066 | 101,067 |
| UST | 312 | 45 | | 140 | 13,273 |
| UST | 312 | 45 | | 140 | 13,273 |
| TOTALS | 4,868 | | | 3,377 | 320,170 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,377 | 132.5977 | 145.86 | 492,569 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2610 HX Base Yr 2023




304 NW SPRING HOLLOW BLVD, LAKE CITY

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

## 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 | 2.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 2,400 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 792 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 320,170 |
| TOTAL MARKET OB/XF VALUE | 4,392 |
| TOTAL LAND VALUE - MARKET | 48,000 |
| TOTAL MARKET VALUE | 372,562 |
| SOH/AGL Deduction | 227,464 |
| ASSESSED VALUE | 145,098 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 93,687 |
| TOTAL JUST VALUE | 372,562 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 378,379 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050047 | Roof Replacement | 15,000 | 06/05/2024 |
| 31858 | MAINT/ALTR | 60 | 04/03/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1475/1804 | 9/16/2022 | WD | Q | I | 01 | 340,000 |
| GRANTOR: DEMAURA DARLENE M | | | | | | |
| GRANTEE: ASHTON STEPHEN EARL | | | | | | |
| 1316/1754 | 6/09/2016 | WD | Q | I | 01 | 240,000 |
| GRANTOR: BARBARA MCINTURFF & M | | | | | | |
| GRANTEE: DANA P BRINDLE & DA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP= N12 W27 S9 E10 S3 E17$ BAS= W17 N6 W10 FCP= N19 UST= N12 UST= N12 W26 S12 E26$ W26 S12 E26$ W26 S25 E26 N6$ S6 W26 S28 FOP= S5 E34 N5 W34$ E53 N28$ PTR= E20 FOP= S6 E26 N6 W26$ FUS= E26N41 FOP= N14 W26 S14 E26$W26 S41$ W20$.

## LAND DESCRIPTION

TOTAL OB/XF 4,392

| 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 | 1.00 | 24,000.00 | 24,000.00 | 48,000 | | | | | | | |

REVIEW DATE 07/12/2024 BY jerry Total Acres: 1.30 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS