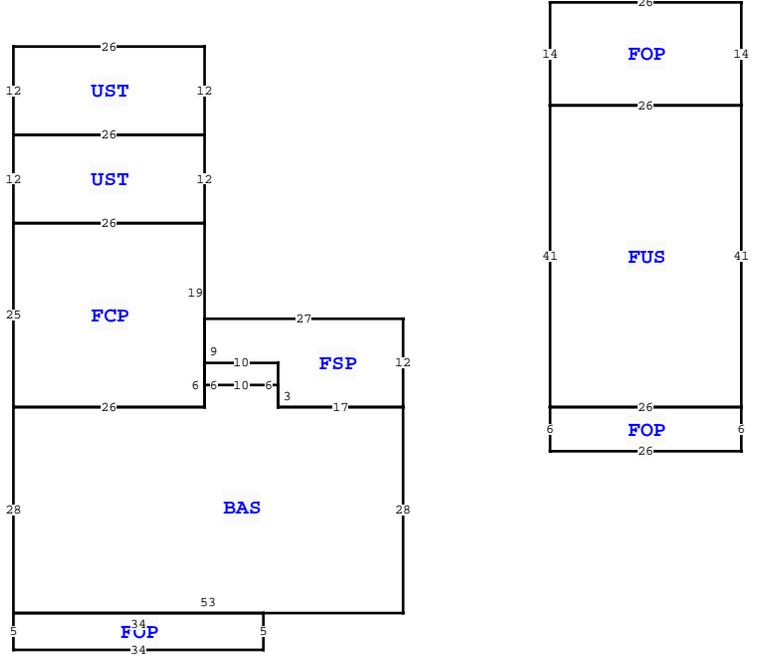




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 70
Exterior Wall	21 STONE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023		Heated Area: 2610					HX Base Yr 2023			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100		1,544	149,044
FCP	650	25		162	15,638
FOP	156	30		47	4,537
FOP	170	30		51	4,923
FOP	364	30		109	10,522
FSP	294	40		118	11,391
FUS	1,066	100		1,066	102,903
UST	312	45		140	13,514
UST	312	45		140	13,514
<b>TOTALS</b>	<b>4,868</b>			<b>3,377</b>	<b>325,987</b>

304 NW SPRING HOLLOW BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		325,987	
TOTAL MARKET OB/XF VALUE		4,392	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		378,379	
SOH/AGL Deduction		237,507	
ASSESSED VALUE		140,872	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		89,461	
TOTAL JUST VALUE		378,379	
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	Q	I	01	340,000
GRANTOR: DEMAURA DARLENE M						
GRANTEE: ASHTON STEPHEN EARL						
1316/1754	6/09/2016	WD Q	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\$.	

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	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	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							