LOTS 20 & 21 SPRING HOLLOW S/D.
454-599, 744-1889, 821-995, WD 1

BRYANT JOSHUA/BRYANT BRITTNEY
378 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2027

24-3S-16-02273-013

BUILDING CHARACTERISTICS

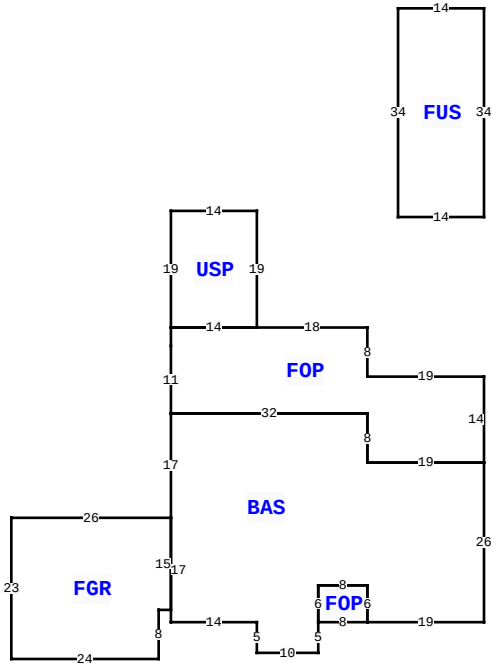
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,584	100		1,584	153,544
FGR	582	55		320	31,019
FOP	48	30		14	1,357
FOP	714	30		214	20,744
FUS	476	100		476	46,141
USP	266	35		93	9,015
TOTALS	3,670			2,701	261,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,701	135.5695	149.13	402,800	1978	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 2060 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

378 NW SPRING HOLLOW BLVD, LAKE CITY

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	0294	SHED WOOD/	0	100	12	20	240.00	UT	10.00	10.00	100	1993	1993	3	100	2,400	
4	0080	DECKING	0	100	26	14	364.00	UT	7.50	7.50	100	2009	2009	3	100	2,730	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,820
TOTAL MARKET OB/XF VALUE		9,880
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		319,700
SOH/AGL Deduction		17,170
ASSESSED VALUE		302,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,119
TOTAL JUST VALUE		319,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,458

SALE:1:1: LOTS 20 & 21

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1216	7/18/2022	WD	Q	I	01	360,000
GRANTOR: SHANKWEILER CARL						
GRANTEE: BRYANT JOSHUA						
1187/2148	1/19/2010	WD	Q	I	01	189,000
GRANTOR: NORA ANNE TABOR						
GRANTEE: CARL J & DEBORA L S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N14 W19 N8 W18 USP= N19 W14 S19 E14$ W14 S3 S11 E32 S8 E19$ BAS= W19 N8W32 S17 FGR= W26 S23 E24 N8E2 N15$ S17 E14 S5 E10 N5 FOP= E8 N6 W8 S6$ N6 E8 S6 E19 N26$ PTR=N40FUS= N34 W14 S34 E14$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 9,880

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 05/17/2023 BY JB Total Acres: 0.99 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS