

BEG AT SW COR LOT 24 SPRING HOLL
 RUN N 81 DG W 2.72 FT TO E'RLY E
 DAUGHERTY CREEK, RUN THENCE IN A

DUENAS JOSEPH ROY
 4215 NW 10TH ST
 GAINESVILLE, FL 32609

2026

24-3S-16-02273-017



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 43,200 TOTAL MARKET VALUE 43,200 SOH/AGL Deduction 6,383 ASSESSED VALUE 36,817 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 36,817 TOTAL JUST VALUE 43,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 43,200										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
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												SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE 1383/0447 4/23/2019 QC U V 11 100 GRANTOR: EDWARD L WOODS & JEAN GRANTEE: JOSEPH ROY DUENAS 1383/0445 4/23/2019 WD U V 37 15,000 GRANTOR: EDWARD L WOODS & JEAN GRANTEE: JOSEPH ROY DUENAS										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						440 NW SPRING HOLLOW BLVD, LAKE CITY											BUILDING DIMENSIONS										
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											
																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0000	C	VAC RES	0		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 04/22/2025 BY MLU Total Acres: 0.99 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 06/08/2026 BY SYS																											