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

2027

24-3S-16-02273-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

440 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	43,200
SOH/AGL Deduction	2,701
ASSESSED VALUE	40,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,499
TOTAL JUST VALUE	43,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 11/17/2026 BY SYS