LOTS 26 & 27 SPRING HOLLOW S/D

ORB 416-97, 774-093, 825-1771,

VODNANSKY DOUGLAS G/VODNANSKY MARGARET
490 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2027

24-3S-16-02273-019

BUILDING CHARACTERISTICS

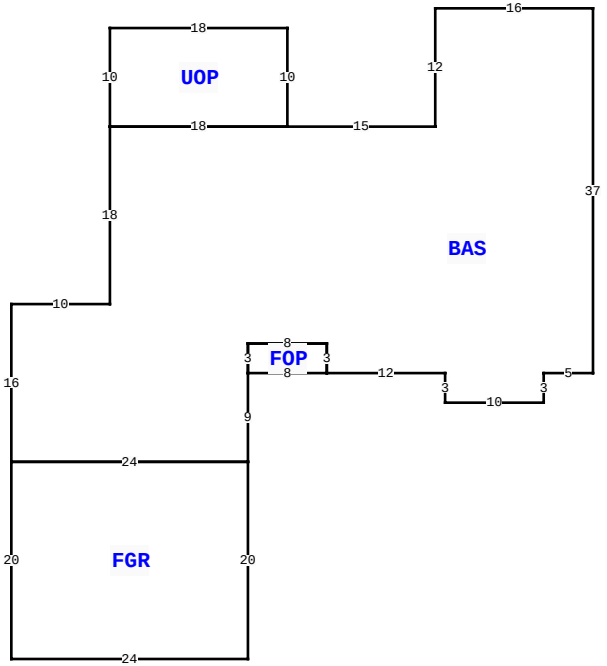
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	1,709	100		1,709	142,267
FGR	480	55		264	21,977
FOP	24	30		7	582
UOP	180	20		36	2,997
TOTALS	2,393			2,016	167,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	116.4240	128.07	258,189	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1709 HX Base Yr 1997



490 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,823
TOTAL MARKET OB/XF VALUE	3,545
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	219,368
SOH/AGL Deduction	95,561
ASSESSED VALUE	123,807
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	72,396
TOTAL JUST VALUE	219,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,408

SALE:2:1: INCLUDED PP (APPLIANCES, DRAPES ETC)

SALE:1:1: LOTS 26 & 27 SPRINGHOLLOW S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28461	MAINT/ALTR	35	04/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1771	7/26/1996	WD	Q	I		98,000
GRANTOR: WILLIAM L JR & SONJA						
GRANTEE: DOUGLAS G & MARGARE						
0774/0093	4/29/1993	WD	Q	I	06	84,000
GRANTOR: GEORGE BRANNON						
GRANTEE: WILLIAM GIEBEIG JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W15 UOP= N10 W18 S10 E18$ W18 S18 W10 S16 FGR= S20 E24 N20 W24$ E24 N9 FOP= E8 N3 W8 S3$ N3 E8 S3 E12 S3 E10 N3 E5 N37$.

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	0166	CONC,PAVMT	0	100	0	0	675.00	UT	1.40	1.40	100	1979	1979	3	100	945	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,545

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: 0.98 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS