LOTS 33 & 34 SPRING HOLLOW S/D
ORB 485-681, 834-990

WRIGHT W M/WRIGHT DEBRA
604 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055-8169

2027

24-3S-16-02273-027

BUILDING CHARACTERISTICS

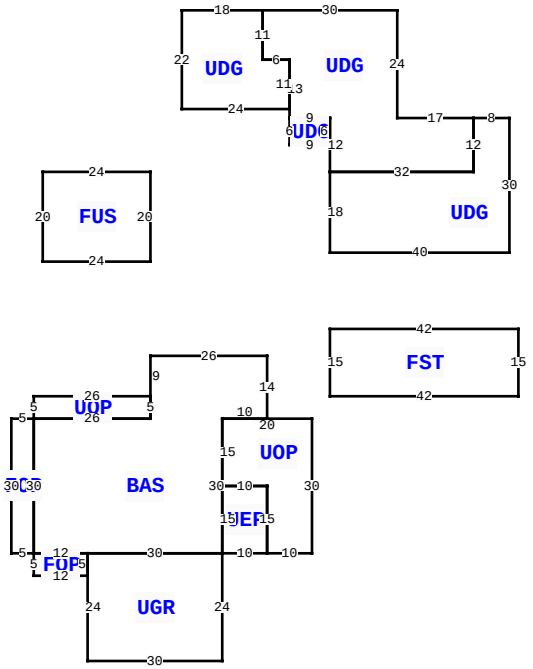
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	137,545
FOP	60	30		18	1,524
FOP	150	30		45	3,812
FST	630	55		346	29,305
FUS	480	100		480	40,654
UDG	54	55		30	2,541
UDG	462	55		254	21,512
UDG	816	55		449	38,028
UDG	1,026	55		564	47,768
UEP	150	60		90	7,623
TOTALS	6,752			4,340	367,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,340	118.4581	130.30	565,502	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2104 HX Base Yr



** This building has 13 Sub-Areas

604 NW SPRING HOLLOW BLVD, LAKE CITY

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

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		367,576
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		419,776
SOH/AGL Deduction		213,645
ASSESSED VALUE		206,131
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,720
TOTAL JUST VALUE		419,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,462

LAND:1:1: 1.10 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041557	Roof Replacement	42,000	03/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W26 S5E26N5$BAS= S5 W26FOP= W5 S30 E5 N30$ S30 FOP= S5 E12 N5 W12$ E12 UGR= S24 E30 N24 W30$ E30 UEP= E10 UOP= E10 N30 W20 S15 E10 S15$ N15 W10 S15$ N30 E10 N14 W26 S9$ PTR=E40 FST= E42 N15 W42 S15$ W40$ PTR=N30 FUS= N20 W24 S20 E24$ S30$ PTR= N50 E40 UDG= E32 N12 W17 N24 W30 UDG= W18 S22 E24 N11 W6 N11 $ S11 E6 S13UDG= S6 E9 N6 W9$ E9 S12$ UDG= S18 E40 N30 W8 S12 W32$ S50 W40$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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