

LOTS 35 & 36 SPRING HOLLOW S/D.
820-1064, 830-660, 957-975, WD 1

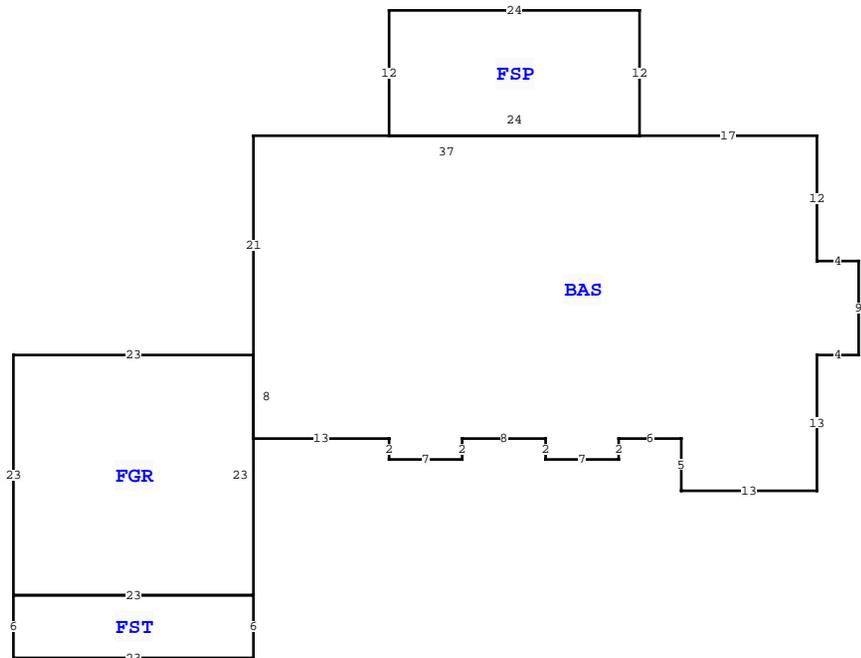
ALLEN CHERYL S
650 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-029
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2010									
Heated Area: 1695 HX Base Yr 2010											



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	1,695	100		1,695	155,369
FGR	529	55		291	26,674
FSP	288	40		115	10,541
FST	138	55		76	6,967
TOTALS	2,650			2,177	199,551

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		199,551
TOTAL MARKET OB/XF VALUE		43,985
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		291,536
SOH/AGL Deduction		163,384
ASSESSED VALUE		128,152
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		21,741
TOTAL JUST VALUE		291,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055386	Roof Replacement	21,000	03/31/2026
29531	POOL ENCL	115	07/11/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2662	7/16/2025	PB	U	I	18	0

GRANTOR: CLERK OF COURT (WEBB)
GRANTEE: ALLEN CHERYL S
1170/2091 4/06/2009 WD Q I 01 205,000
GRANTOR: FRANKE & JUDY K WALLA
GRANTEE: BARRY T WEBB

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0180	FPPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	330.00	UT	2.50	2.50	100	1993	1993	3	100	825	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
6	0282	POOL ENCL	0	100	34	56	1,904.00	UT	15.00	15.00	100	2011	2011	3	40	11,424	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
8	0030	BARN, MT	0	100	18	24	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	
9	0251	LEAN TO W/	0	100	12	24	1.00	UT	2,100.00	2,100.00	100	2023	2022		100	2,100	

EXTRA FEATURES		650 NW SPRING HOLLOW BLVD, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/22/2025 MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W17 FSP= N12 W24 S12 E24\$ W37 S21 FGR= W23 S23 FST= S6 E23 N6 W23\$ E23 N23\$ S8 E13 S2 E7 N2 E8 S2 E7 N2 E6S5 E13 N13 E4 N9 W4 N12\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							