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

2027

24-3S-16-02273-029

BUILDING CHARACTERISTICS

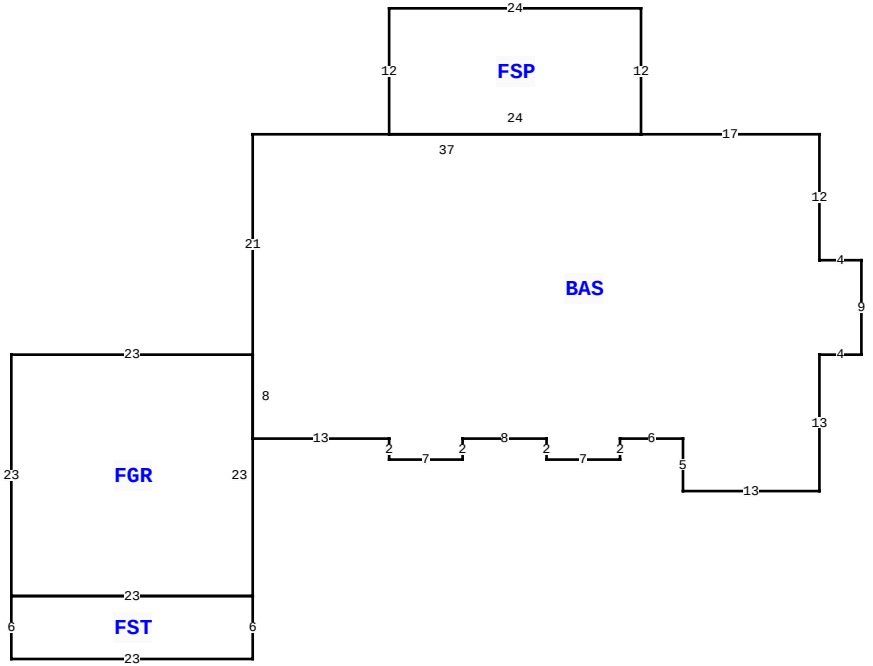
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	149,915
FGR	529	55		291	25,737
FSP	288	40		115	10,171
FST	138	55		76	6,722
TOTALS	2,650			2,177	192,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,177	123.7005	136.07	296,224	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1695 HX Base Yr 2010



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/22/2025 MLU
AG DATE	

650 NW SPRING HOLLOW BLVD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	192,546
TOTAL MARKET OB/XF VALUE	43,985
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	284,531
SOH/AGL Deduction	152,534
ASSESSED VALUE	131,997
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	25,586
TOTAL JUST VALUE	284,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056760	Generator		10/12/2026
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						

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$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
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	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	

LAND DESCRIPTION

TOTAL OB/XF 43,985

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 KS Total Acres: 0.92 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS