LOT 37 & 38 SPRING HOLLOW S/D.
550-423, 671-476, WD 1312-1163

SCHELLER FREDERICK R/SCHELLAR TERRI A
696 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2027

24-3S-16-02273-030

BUILDING CHARACTERISTICS

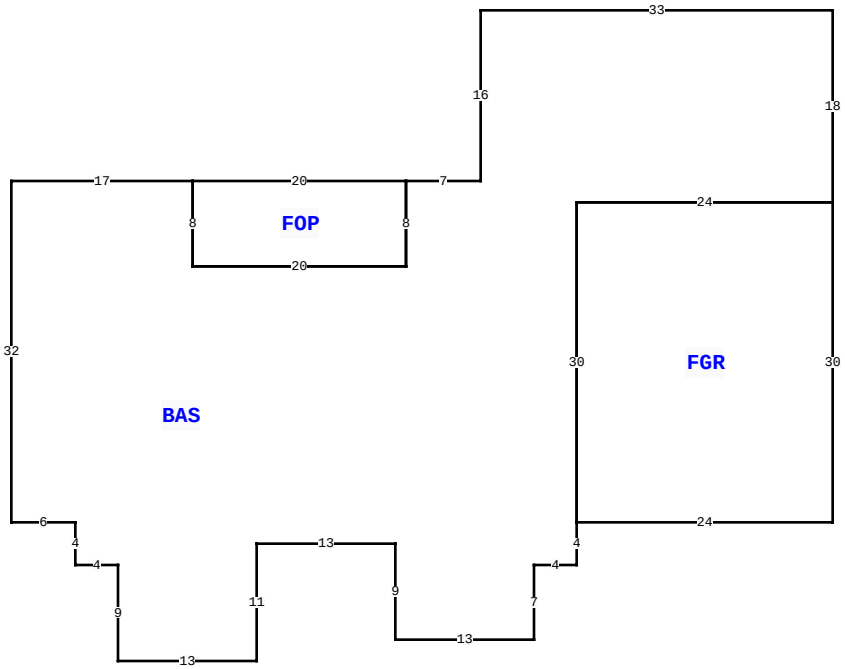
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,482	100		2,482	196,484
FGR	720	55		396	31,349
FOP	160	30		48	3,800
TOTALS	3,362			2,926	231,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,926	110.7225	121.79	356,358	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2482 HX Base Yr 2019



696 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,640	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,633
TOTAL MARKET OB/XF VALUE		9,840
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		289,473
SOH/AGL Deduction		83,018
ASSESSED VALUE		206,455
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		150,044
TOTAL JUST VALUE		289,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,694

SALE:1:1: LOTS 37 & 38 SPRINGHOLLOW. ASSESSED $825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1163	3/22/2016	WD	Q	I	01	72,500
GRANTOR: BRUCE I & ALICE M TIM						
GRANTEE: FREDRICK R & TERRI						
0671/0476	11/30/1988	WD	Q	I		111,800
GRANTOR: VIRGIL JAMES						
GRANTEE: TIMINS BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S16 W7 FOP= W20 S8 E20 N8$ S8 W20 N8 W17 S32 E6 S4 E4 S9 E13 N11 E13 S9 E13 N7E4 N4 FGR= E24 N30 W24 S30$ N30 E24N18$.

LAND DESCRIPTION

TOTAL OB/XF 9,840

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