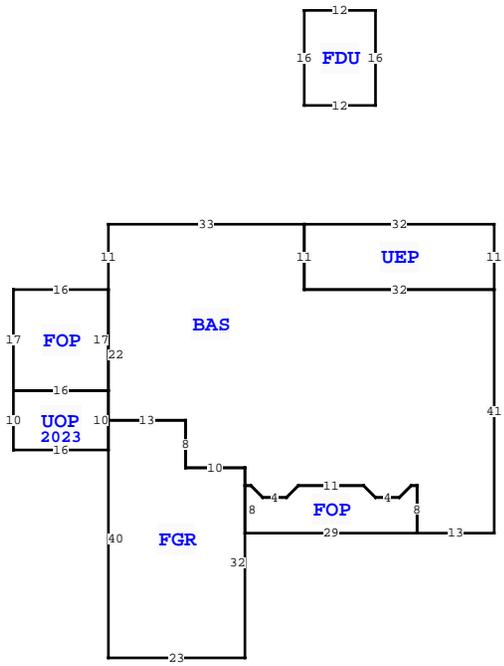




ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,427	115.0420	131.15	449,451	2000	2000	0	0	25.00	75.00	

1 SINGLE FAM 100% - 2021 Heated Area: 2463 HX Base Yr 2021



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,463	100		2,463	242,267
FDU	192	60		115	11,312
FGR	840	55		462	45,443
FOP	208	30		62	6,098
FOP	272	30		82	8,066
UEP	352	60		211	20,755
UOP	160	20	2023	32	3,148
TOTALS	4,487			3,427	337,088

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,779.00	UT	2.50	2.50	100	2000	2000	3	100	4,448	
3	0120	CLFENCE 4	0	100	60	10	600.00	UT	7.50	7.50	100	2005	2005	3	100	4,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
6	0280	POOL R/CON	0	100	0	0	600.00	UT	70.00	70.00	100	2023	2022		95	39,900	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			337,088
TOTAL MARKET OB/XF VALUE			51,848
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			436,936
SOH/AGL Deduction			68,212
ASSESSED VALUE			368,724
TOTAL EXEMPTION VALUE	HX HB 13		368,724
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			436,936
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			436,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044902	Roof Replacement	24,400	07/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/536	11/20/2020	WD	U	I	19	275,000
GRANTOR: CARSON KELLY KAY (IND)						
GRANTEE: FULLER EDWARD L						
1223/2296	10/28/2011	WD	Q	I	01	235,000
GRANTOR: JEFFREY K VEGA						
GRANTEE: HERBERT R & ROBBIE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W33 S11 S22 E13 S8 E10 S3 E1 D2R2 E4 U2R2 E11 D2R2 E4 U2R2 E1 S8 E13 N41 W32 N11 \$												
FGR=[ORIG=-33,33] S40 E23 N32 W10 N8 W13 \$												
UEP=[ORIG=32,11] N11 W32 S11 E32 \$												
FOP=[ORIG=-33,11] W16 S17 E16 N17 \$												
FOP=[ORIG=-10,44] S8 E29 N8 W1 D2L2 W4 U2L2 W11 D2L2 W4 U2L2 W1 \$												
FDU=[ORIG=0,-20] E12 N16 W12 S16 \$												
PTR=[ORIG=0,0] N20 S20 \$												
UOP=[YR=2023;ORIG=-49,28] E16 S10 W16 N10 \$												

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								