

LOTS 49, 50 & 51 SPRING HOLLOW
S/D & THE S1/2 OF THAT PORTION
OF SPRUCE DRIVE (VACATED) AS

JANSON THEODORE L/JANSON APRIL S
289 NW PALMETTO BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-042

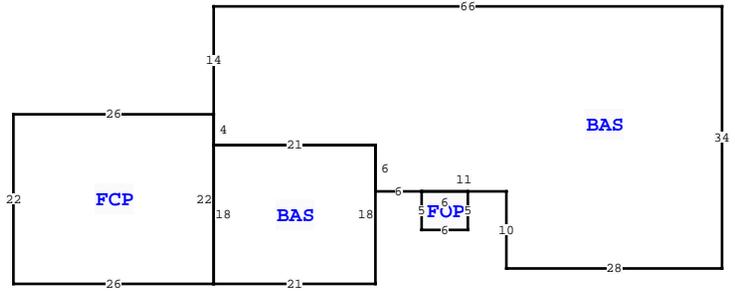
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,638	111.9888	127.67	336,793	1980	1980	0	0	35.00	65.00	
1 SINGLE FAM 100% - 1998 Heated Area: 2116 HX Base Yr 1998												

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	218,915			
TOTAL MARKET OB/XF VALUE	1,500			
TOTAL LAND VALUE - MARKET	64,800			
TOTAL MARKET VALUE	285,215			
SOH/AGL Deduction	110,996			
ASSESSED VALUE	174,219			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	122,808			
TOTAL JUST VALUE	285,215			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	281,375			



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	378	100		378	31,368
BAS	1,738	100		1,738	144,229
FCP	572	25		143	11,867
FOP	30	30		9	747
UDG	672	55		370	30,705
TOTALS	3,390			2,638	218,915



PERMIT NUM	DESCRIPTION	AMT	ISSUED
36808	GARAGE	256	06/04/2018
18225	GARAGE	50	05/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0838/0603	4/18/1997	WD Q	Q	I		110,000
GRANTOR: COLE						
GRANTEE: JANSON						

289 NW PALMETTO BLVD, LAKE CITY

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

EXTRA FEATURES																	
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	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S14 FCP= W26 S22 E26 N22\$ S4 BAS= S18 E21 N18 W21\$ E21S6 E6 FOP= S5 E6 N5 W6\$ E11 S10 E28 N34\$ PTR= N20 UDG= N28 W24 S28 E24\$ S20\$.												

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	DPHT 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	3.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	64,800								