LOT 52 & 53 SPRING HOLLOW S/D.
487-359, DC 1139-100, LE 1258-18

COVELLO NICOLAS/LOGSDON TINA
249 NW PALMETTO BLVD
LAKE CITY, FL 32055

**2027**

**24-3S-16-02273-045**

## BUILDING CHARACTERISTICS

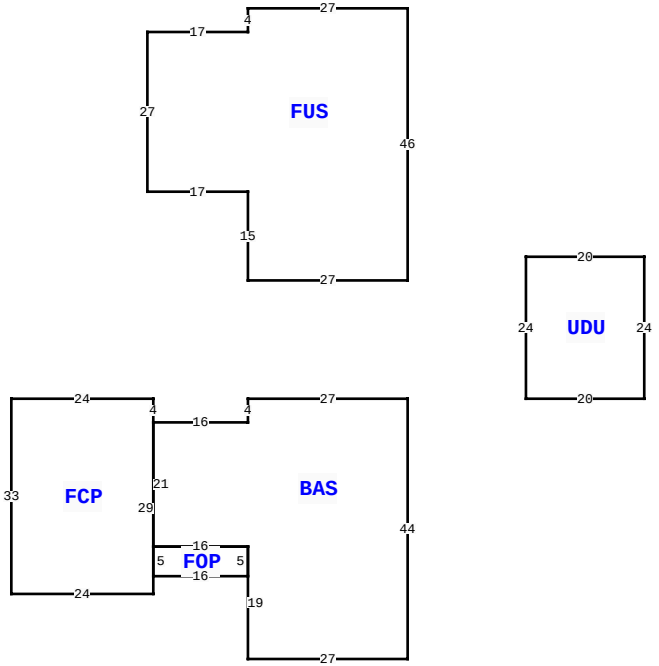
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 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 | 1,524 | 100 | | 1,524 | 129,580 |
| FCP | 792 | 25 | | 198 | 16,835 |
| FOP | 80 | 30 | | 24 | 2,040 |
| FUS | 1,701 | 100 | | 1,701 | 144,630 |
| UDU | 480 | 55 | | 264 | 22,447 |
| TOTALS | 4,577 | | | 3,711 | 315,533 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,711 | 118.9201 | 130.81 | 485,436 | 1978 | 1978 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 3225 HX Base Yr 2026




249 NW PALMETTO BLVD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2025 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 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 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 1,000.00 | UT | 15.00 | 15.00 | 100 | 1989 | 1989 | 3 | 40 | 6,000 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 315,533 |
| TOTAL MARKET OB/XF VALUE | | 22,986 |
| TOTAL LAND VALUE - MARKET | | 48,000 |
| TOTAL MARKET VALUE | | 386,519 |
| SOH/AGL Deduction | | 47,881 |
| ASSESSED VALUE | | 338,638 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 287,227 |
| TOTAL JUST VALUE | | 386,519 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 392,260 |

LAND:1:1: 1.01 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30337 | MAINT/ALTR | 0 | 08/02/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1553/372 | 10/31/2025 | WD | Q | I | 01 | 435,000 |
| GRANTOR: BOETTCHER CRAIG S | | | | | | |
| GRANTEE: PARRULLI FREDERICK | | | | | | |
| 1258/1855 | 7/11/2013 | WD | U | I | 11 | 0 |
| GRANTOR: GARY B BOETTCHER (RES | | | | | | |
| GRANTEE: GARY B BOETTCHER & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 S4 W16 FCP= N4 W24 S33 E24 N29$ S21 FOP= S5 E16 N5 W16$E16 S19 E27 N44$ PTR= N20 FUS= N46 W27 S4 W17 S27 E17 S15 E27$ S20$ PTR= E20 UDU= E20 N24 W20 S24$ W20$.

## LAND DESCRIPTION

TOTAL OB/XF 22,986

| 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 01/22/2026 BY TP Total Acres: 1.04 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS