LOTS 54 & 55 SPRING HOLLOW S/D.
468-153, 577-4, 856-1537, WD 143

TODD FAMILY TRUST
207 NW PALMETTO BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		2.5 100
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

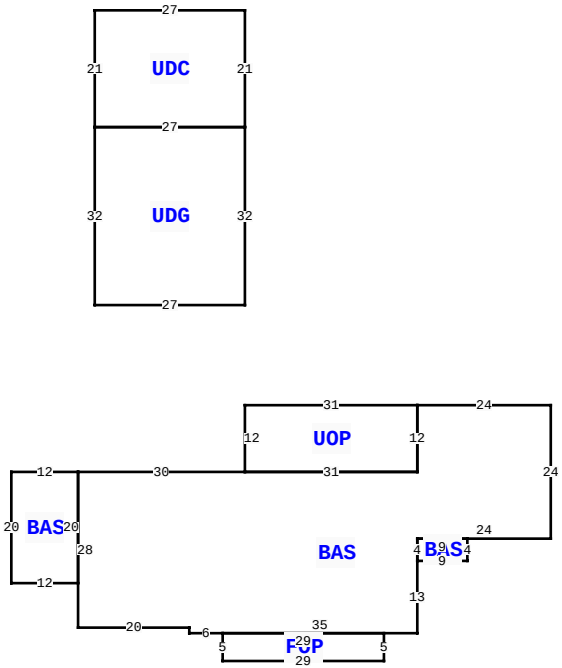
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 24316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	3,143
BAS	240	100		240	20,951
BAS	2,325	100		2,325	202,961
FOP	145	30		44	3,841
UDC	567	25		142	12,396
UDG	864	55		475	41,465
UOP	372	20		74	6,460
TOTALS	4,549			3,336	291,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,336	117.8048	134.30	448,025	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2601 HX Base Yr 2022



207 NW PALMETTO BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		291,216
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		341,716
SOH/AGL Deduction		177,312
ASSESSED VALUE		164,404
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,993
TOTAL JUST VALUE		341,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/454	3/10/2021	WD	U	I	30	100

GRANTOR: TODD FRANK A III
GRANTEE: TODD FAMILY TRUST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W12 S20 E12 N20$ S28 E20 S1 E6 FOP= S5 E29 N5 W29$ E35 N13 BAS= E9 N4 W9 S4$ N4 E24 N24 W24 UOP= W31 S12 E31 N12$ S12 W31$ PTR=N30 UDG= N32 UDC= N21 W27 S21 E27$ W27 S32 E27$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 0.94 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 05/12/2026 BY SYS