

LOT 60 & LOT 61 SPRINGHOLLOW S/D
OF LOT 61, RUN SE 14 DEG ALONG E
61 A DIST OF 266.05 FT, W 75 FT,

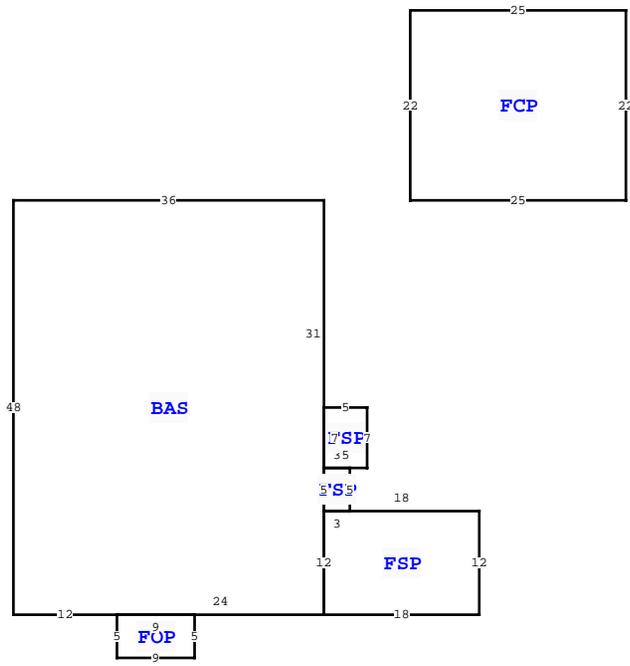
BALZANO ROB
303 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-054

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 50	
Interior Wall	06	CUST PANEL 50	
Interior Floor	13	LAM/VNLPK 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
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
BAS	1,728	100	
FCP	550	25	
FOP	45	30	
FSP	15	40	
FSP	35	40	
FSP	216	40	
TOTALS	2,589		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,986	138.4966	157.89	313,570	1992	1992	0	0	33.00	67.00
1 SINGLE FAM			100% - 2024	Heated Area: 1728		HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			210,092
TOTAL MARKET OB/XF VALUE			6,024
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			264,116
SOH/AGL Deduction			0
ASSESSED VALUE			264,116
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			212,705
TOTAL JUST VALUE			264,116
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			263,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/383	10/01/2021	WD	Q	I	01	239,000
GRANTOR: COLE SHERRI						
GRANTEE: BALZANO ROB						
1312/1540	3/24/2016	WD	Q	I	01	129,000
GRANTOR: GATEWAY DEVELOPERS LL						
GRANTEE: SHERRI COLE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	22	30	660.00	UT	1.40	1.40	100	0
2	0166	CONC, PAVMT	0 100	10	150	1,500.00	UT	1.40	1.40	100	0
3	0060	CARPORT F	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2023

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

BUILDING DIMENSIONS	
BAS= W36 S48 E12 FOP= E9 S5 W9 N5\$ E24 FSP= N12 E18 S12 W18\$	
N12 FSP= N5 E3 S5 W3\$ N5 FSP= E5 N7 W5 S7\$ N31\$ PTR= E10 FCP=	
E25 N22 W25 S22\$ W10\$.	

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							