LOTS 62 & 63 SPRING HOLLOW
SUB & BEG SW COR LOT 76 & RUN
N 88.63 FT, N 10 DEG E 92 FT,

COLE REAVES/COLE MELISSA
621 SW BAYA DR, SUITE 101
LAKE CITY, FL 32025

2026

24-3S-16-02273-055

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

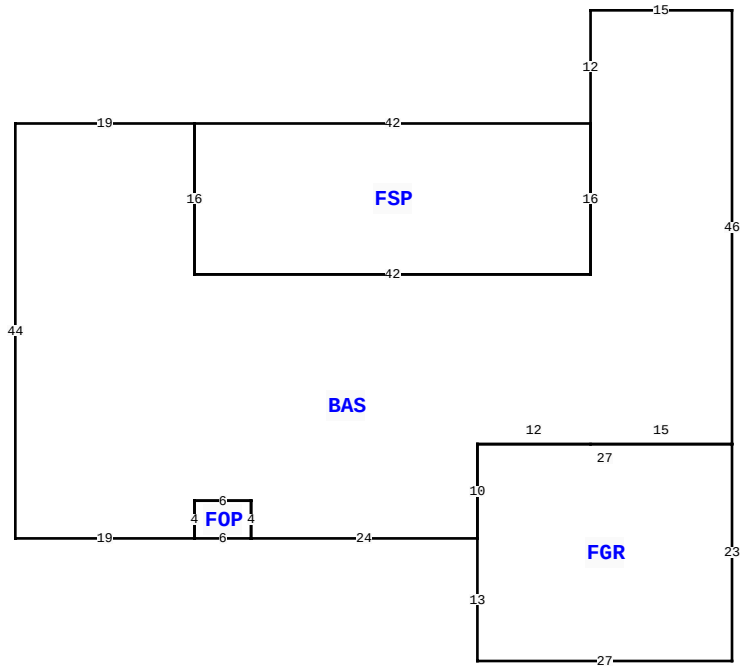
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,558	100		2,558	212,128
FGR	621	55		342	28,361
FOP	24	30		7	580
FSP	672	40		269	22,307
TOTALS	3,875			3,176	263,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,176	113.9145	127.58	405,194	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2558 HX Base Yr 2017



120 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		263,376
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		313,976
SOH/AGL Deduction		135,065
ASSESSED VALUE		178,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,500
TOTAL JUST VALUE		313,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051494	Roof Replacement	20,502	11/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/1528	10/28/2015	WD	Q	I	01	200,000

GRANTOR: GERALDINE M FIELDS

GRANTEE: REAVES & MELISSA CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S44 E19 FOP= E6 N4 W6 S4$ N4 E6 S4 E24 FGR= S13 E27 N23 W27 S10$ N10 E12 E15 N46 W15 S12 FSP= W42 S16 E42 N16$ S16 W42 N16$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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 12/17/2024 BY JS Total Acres: 0.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 06/08/2026 BY SYS