

NORTH 25 FT OF LOT 65 & LOTS
66 & 67, SPRING HOLLOW S/D &
AN 8.02 FOOT STRIP DESC AS:

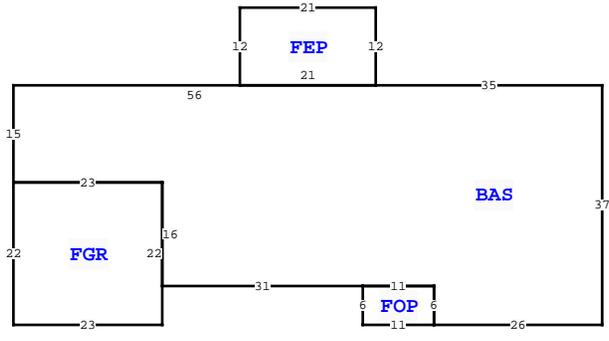
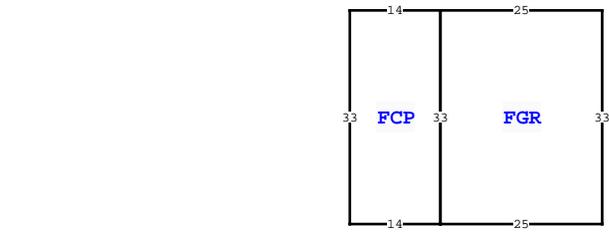
THOMSON JAMES S/THOMSON DONNA L
445 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

24-3S-16-02273-059

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0										Heated Area: 2609 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		317,763	
TOTAL MARKET OB/XF VALUE		11,630	
TOTAL LAND VALUE - MARKET		49,600	
TOTAL MARKET VALUE		378,993	
SOH/AGL Deduction		148,314	
ASSESSED VALUE		230,679	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		179,268	
TOTAL JUST VALUE		378,993	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20556	GARAGE	157	03/27/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1601	10/24/2012	WD	U	I	30	100
GRANTOR: JAMES S & DONNA L THO						
GRANTEE: JAMES S & DONNA L T						
1208/0989	1/18/2011	WD	U	V	11	100
GRANTOR: DENNIS JAMES & SHANE						
GRANTEE: JAMES S & DONNA L T						

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,609	100		2,609	217,883
FCP	462	25		116	9,688
FDU	143	60		86	7,182
FEP	252	80		202	16,869
FGR	506	55		278	23,216
FGR	825	55		454	37,915
FOP	66	30		20	1,671
UEP	66	60		40	3,340
TOTALS	4,929			3,805	317,763

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	750
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	0166	CONC, PAVMT	0	100	0	8		280.00	UT 2.00	2.00	100	2003	2003	3	100	560
4	0262	PRCH, FOP	0	100	16	22		352.00	UT 10.00	10.00	100	2014	2014	3	100	3,520
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2023	2022		80	4,800

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							
2	0000	C	VAC RES	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	1,600.00	1,600.00	1,600							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W35 FEP= N12 W21 S12 E21\$ W56 S15 FGR= S22 E23 N22W23\$ E23 S16 E31 FOP= S6 E11 N6 W11\$E11 S6 E26 N37\$ PTR= E20 FDU= E13 N11 W13 UEP= W6 S11 E6 N11\$ S11\$ W20\$ PTR= N30 FGR= N33 W25 FCP= W14 S33 E14 N33\$ S33 E25\$ S30\$.													

REVIEW DATE 05/18/2023 BY ks																														
Total Acres: 1.18													Total Land Value: 49,600					Market: 0			Agricultural: 0			Common: 49,600			PRINTED 06/08/2026 BY SYS			