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

2027

24-3S-16-02273-059

BUILDING CHARACTERISTICS

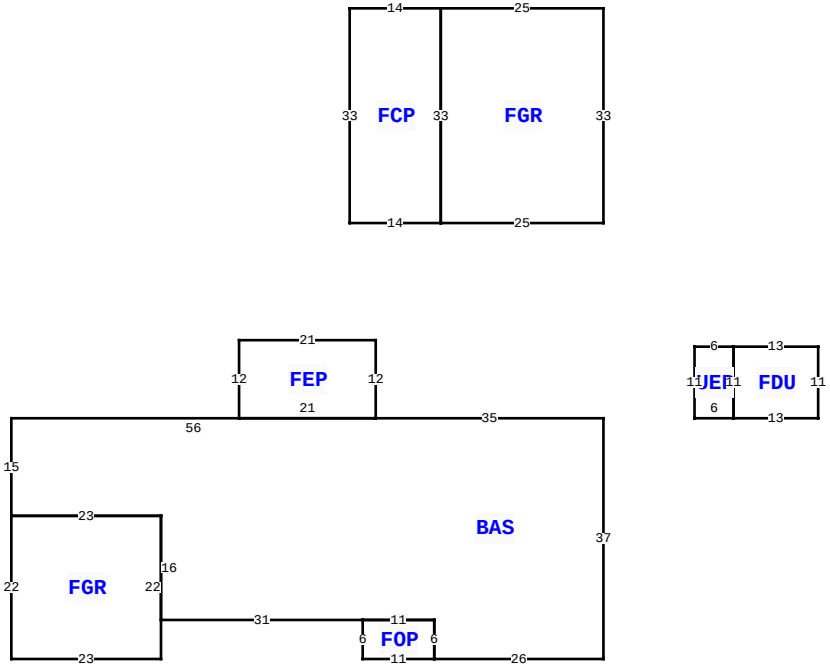
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,609	100		2,609	213,983
FCP	462	25		116	9,514
FDU	143	60		86	7,053
FEP	252	80		202	16,567
FGR	506	55		278	22,801
FGR	825	55		454	37,236
FOP	66	30		20	1,641
UEP	66	60		40	3,281
TOTALS	4,929			3,805	312,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,805	114.7125	126.18	480,115	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2609 HX Base Yr



445 NW SPRING HOLLOW BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		312,075
TOTAL MARKET OB/XF VALUE		11,630
TOTAL LAND VALUE - MARKET		49,600
TOTAL MARKET VALUE		373,305
SOH/AGL Deduction		135,706
ASSESSED VALUE		237,599
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,188
TOTAL JUST VALUE		373,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,993

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						

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$.

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	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 11,630

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							
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							

REVIEW DATE 05/18/2023 BY KS Total Acres: 1.18 Total Land Value: 49,600 Market: 0 Agricultural: 0 Common: 49,600 PRINTED 11/17/2026 BY SYS