LOTS 68 & 69 SPRING HOLLOW S/D.
770-1386,1388, WD 1053-1565, WD

BENNETT SETH AUSTIN
489 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2027

24-3S-16-02273-061

BUILDING CHARACTERISTICS

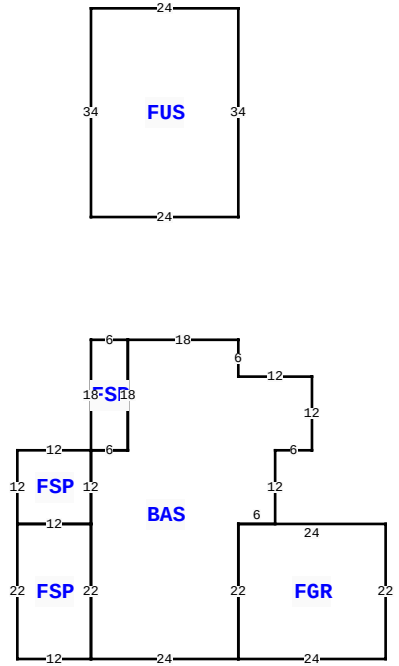
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,356	100		1,356	124,136
FGR	528	55		290	26,549
FSP	108	40		43	3,936
FSP	144	40		58	5,310
FSP	264	40		106	9,704
FUS	816	100		816	74,701
TOTALS	3,216			2,669	244,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,669	128.0333	140.84	375,902	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2172 HX Base Yr



489 NW SPRING HOLLOW BLVD, LAKE CITY

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

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1,312.00	UT	2.50	2.50	100	0	0	3	100	3,280	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	244,336
TOTAL MARKET OB/XF VALUE	9,780
TOTAL LAND VALUE - MARKET	52,800
TOTAL MARKET VALUE	306,916
SOH/AGL Deduction	0
ASSESSED VALUE	306,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,916
TOTAL JUST VALUE	306,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,358

LAND:1:1: 1.0 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/349	9/29/2023	WD	Q	I	01	375,000
GRANTOR: FELTON ROBERT ALEXAND						
GRANTEE: BENNETT SETH AUSTIN						
1418/1791	8/24/2020	WD	U	I	11	100
GRANTOR: TIMOTHY & SONYA ALTMA						
GRANTEE: ROBERT ALEXANDER FE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W6 S18 E6 N18$ S18 W6 FSP= W12 S12 E12 N12$ S12 FSP= W12 S22 E12 N22$ S22 E24 FGR= E24 N22 W24S22$ N22 E6 N12 E6 N12 W12 N6$PTR=N20FUS= N34 W24 S34 E24$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 9,780

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	0		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	52,800							

REVIEW DATE 10/24/2023 BY TP Total Acres: 1.00 Total Land Value: 52,800 Market: 0 Agricultural: 0 Common: 52,800 PRINTED 11/17/2026 BY SYS