S 34.40 FT LOT 71 & ALL OF LOT 7
LOT 73 SPRING HOLLOW S/D.

DEAN WILLIAM L JR/DEAN NORMA NICHOLS
256 NW PALMETTO BLVD
LAKE CITY, FL 32055

2027

24-3S-16-02273-064

BUILDING CHARACTERISTICS

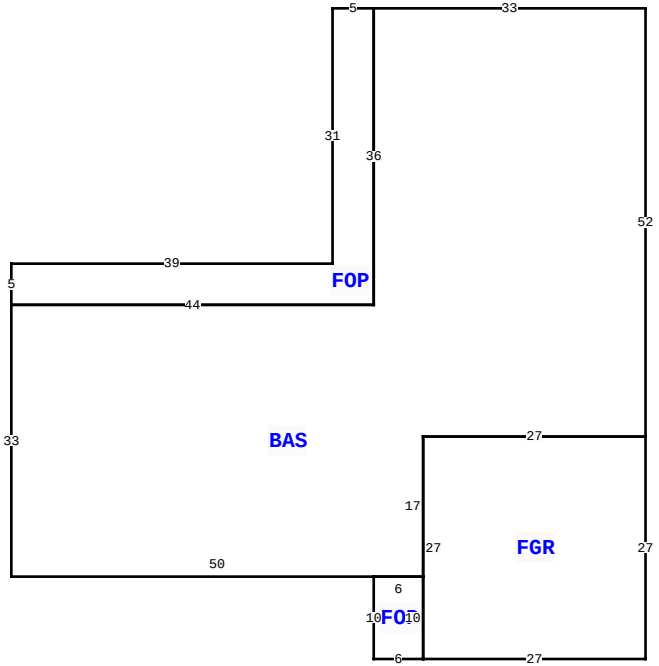
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	3,270	100		3,270	270,045
FGR	729	55		401	33,116
FOP	60	30		18	1,487
FOP	375	30		112	9,250
TOTALS	4,434			3,801	313,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,801	115.4979	127.05	482,917	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 3270 HX Base Yr 2000



256 NW PALMETTO BLVD, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/22/2025 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,140	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1989	1989	3	40	6,000	
5	0060	CARPORT F	0	100	18	20	360.00	UT	4.50	4.50	100	2009	2009	3	100	1,620	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	313,896
TOTAL MARKET OB/XF VALUE	26,496
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	388,392
SOH/AGL Deduction	117,763
ASSESSED VALUE	270,629
TOTAL EXEMPTION VALUE	HX HB 13 270,629
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	388,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,099

SALE:2:1: PART OF LOT 73 SPRINGHOLLOW

LAND:1:1: 0.88 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7060	POOL	5,700	04/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/1188	6/14/1999	WD	Q	I		160,900
GRANTOR: G TOWNS						
GRANTEE: DEAN						
0876/1074	2/26/1999	CT	Q	I	01	0
GRANTOR: CLERK OF COURT						
GRANTEE: GARY C TOWNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FOP= W5 S31 W39 S5 E44 N36$ S36 W44 S33 E50 FOP= S10 W6 N10 E6$ N17 E27 FGR= S27 W27 N27 E27$ N52$.

LAND DESCRIPTION

TOTAL OB/XF 26,496

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 05/18/2023 BY JB Total Acres: 0.83 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS