LOT 3 & 4 SPRING HOLLOW S/D.
436-56, 731-287, 955-966 THRU 98

WETHINGTON JOHN W/WETHINGTON MARY M
131 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

25-3S-16-02278-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

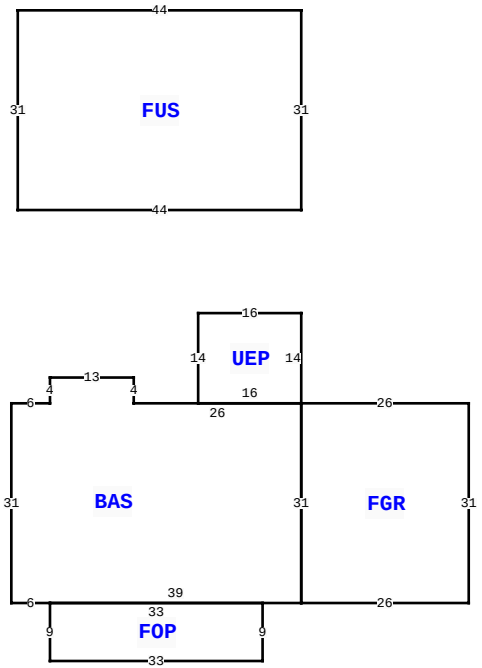
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
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 06
NEIGHBORHOOD/LOC	25316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100		1,447	126,899
FGR	806	55		443	38,851
FOP	297	30		89	7,805
FUS	1,364	100		1,364	119,620
UEP	224	60		134	11,751
TOTALS	4,138			3,477	304,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,477	118.3534	134.92	469,117	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2811 HX Base Yr 2004



131 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		304,926
TOTAL MARKET OB/XF VALUE		8,271
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		350,197
SOH/AGL Deduction		136,536
ASSESSED VALUE		213,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,250
TOTAL JUST VALUE		350,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,863

LAND:1:1: 1.03 AC.

SALE:1:1: LOTS 3 & 4 SPRINGHOLLOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1078	11/11/2025	LE	U	I	14	100
GRANTOR: WETHINGTON JOHN W						
GRANTEE: WETHINGTON JOHN W (						
0991/0771	8/14/2003	GD	Q	I	03	43,000
GRANTOR: JOHN ERIC ALONSO TE						
GRANTEE: JOHN W & MARY WETHI						

BUILDING NOTES

BUILDING DIMENSIONS

UEP= N14 W16S14E16$BAS= W26 N4 W13 S4 W6 S31 E6 FOP= S9 E33 N9 W33$ E39 FGR= E26 N31 W26 S31$ N31$ PTR=N30 FUS= N31 W44 S31 E44$ 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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	1,361.00	UT	0.75	0.75	70	0	0	3	70	715	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0294	SHED WOOD/	0	100	16	30	480.00	UT	12.00	12.00	60	2009	2009	3	60	3,456	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 8,271

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	18,500.00	18,500.00	37,000							

REVIEW DATE 05/17/2023 BY JB Total Acres: 1.03 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 05/08/2026 BY SYS