LOT 5 & S 1/2 LOT 8 SPRING HOLLO
688-477, 749-940, 866-938, WD 10

WILLIAMS TERESITA/WILLIAMS AUSTIN
161 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2027

25-3S-16-02278-007

BUILDING CHARACTERISTICS

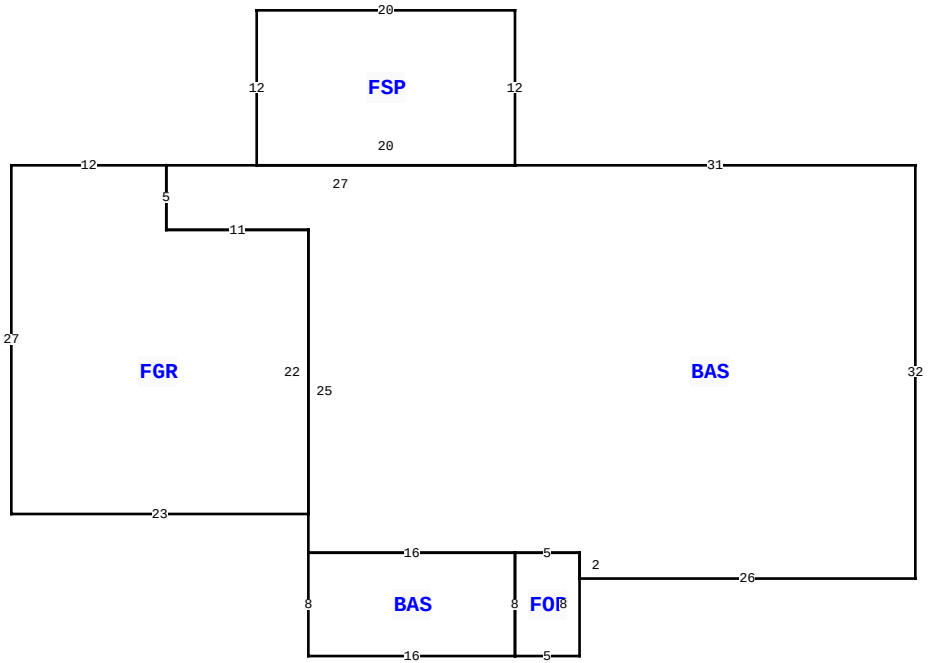
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC		25316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	13,571
BAS	1,517	100		1,517	160,838
FGR	566	55		311	32,974
FOP	40	30		12	1,272
FSP	240	40		96	10,178
TOTALS	2,491			2,064	218,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	120.4780	132.53	273,542	1984	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1645 HX Base Yr 2024



161 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	112.00	UT	7.00	7.00	100	1993	1993	3	100	784	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,834
TOTAL MARKET OB/XF VALUE		21,220
TOTAL LAND VALUE - MARKET		31,450
TOTAL MARKET VALUE		271,504
SOH/AGL Deduction		0
ASSESSED VALUE		271,504
TOTAL EXEMPTION VALUE	HX HB 13	271,504
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		271,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,483

LAND:1:1: 0.82 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048526	Roof Replacement	5,500	10/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1754	12/07/2023	WD	Q	I	01	335,000
GRANTOR: BALLANTYNE JAMES JR						
GRANTEE: WILLIAMS TERESITA						
1471/111	7/13/2022	WD	Q	I	01	235,000
GRANTOR: FAIR JUDY A						
GRANTEE: BALLANTYNE JAMES JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31FSP= N12 W20 S12 E20$ W27 FGR= W12 S27 E23 N22 W11 N5$ S5 E11 S25 BAS= S8 E16 N8 W16$ E16 FOP= S8 E5 N8W5$ E5 S2 E26 N32$.

LAND DESCRIPTION

TOTAL OB/XF 21,220

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	0.85	18,500.00	15,725.00	31,450							

REVIEW DATE 12/22/2023 BY ME Total Acres: 0.83 Total Land Value: 31,450 Market: 0 Agricultural: 0 Common: 31,450 PRINTED 11/17/2026 BY SYS