



ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	13,818
BAS	1,517	100		1,517	163,763
FGR	566	55		311	33,573
FOP	40	30		12	1,295
FSP	240	40		96	10,363
<b>TOTALS</b>	<b>2,491</b>			<b>2,064</b>	<b>222,813</b>

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	134.94	278,516	1984	2005	0	0	20.00	80.00

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			222,813
TOTAL MARKET OB/XF VALUE			21,220
TOTAL LAND VALUE - MARKET			31,450
TOTAL MARKET VALUE			275,483
SOH/AGL Deduction			0
ASSESSED VALUE			275,483
TOTAL EXEMPTION VALUE	HX HB 13		275,483
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			275,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,268
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	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

L N	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	

EXTRA FEATURES										BLD DATE		LGL DATE		
161 NW SPRING HOLLOW BLVD, LAKE CITY										XF DATE		LAND DATE		
										INC DATE		AG DATE		
												04/21/2023		MLU

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							