LOT 6 SPRING HOLLOW S/D.

701-2, 753-1384, 871-1711, 939-2

STREET NATHANIEL/STREET MARIANNE
164 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2027

25-3S-16-02278-011

BUILDING CHARACTERISTICS

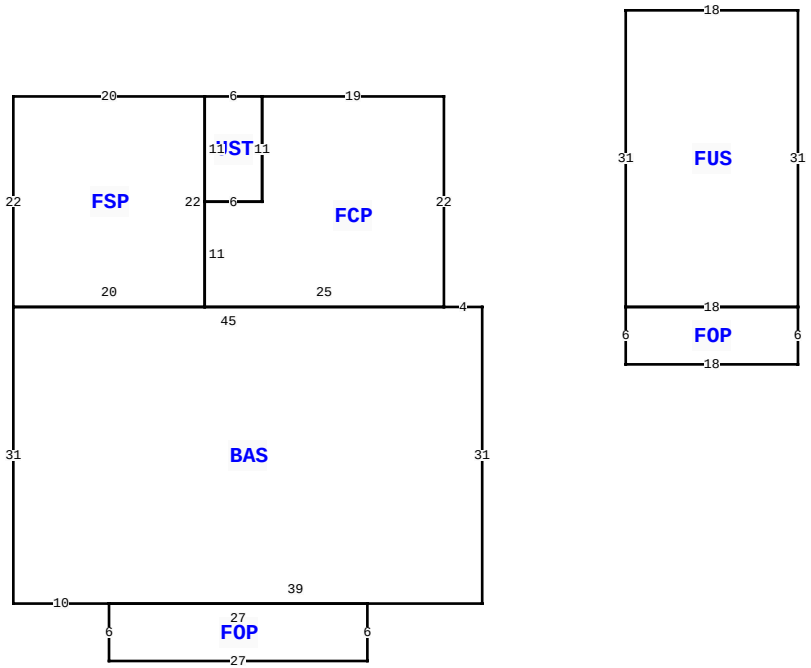
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06
NEIGHBORHOOD/LOC	25316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100		1,519	128,740
FCP	484	25		121	10,255
FOP	108	30		32	2,712
FOP	162	30		49	4,153
FSP	440	40		176	14,917
FUS	558	100		558	47,293
UST	66	45		30	2,543
TOTALS	3,337			2,485	210,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,485	118.5408	130.39	324,019	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2077 HX Base Yr



164 NW SPRING HOLLOW BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,612
TOTAL MARKET OB/XF VALUE	2,680
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	235,792
SOH/AGL Deduction	0
ASSESSED VALUE	235,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,792
TOTAL JUST VALUE	235,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,636

LAND:1:1: 0.56 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053012	Roof Replacement	16,000	05/05/2025
000050694	Roof Replacement	19,891	08/29/2024
000043390	Electrical Servic	0	12/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1658	4/21/2025	WD	Q	I	05	250,000
GRANTOR: STREET NATHANIEL						
GRANTEE: STREET NATHANIEL						
1409/1145	4/06/2020	WD	U	I	19	164,000
GRANTOR: NADEDJA SUMMERS AS PR						
GRANTEE: DANIEL JOSEPH & MEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FCP= N22 W19 UST= W6 FSP= W20 S22 E20 N22$ S11 E6 N11$ S11 W6 S11 E25$W45 S31 E10 FOP= S6E27 N6 W27$ E39 N31$ PTR=E15 FUS= E18 FOP= S6 W18 N6 E18$ N31 W18 S31$ W15$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	120.00	UT	6.50	6.50	100	2009	2009	3	100	780	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 2,680

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS