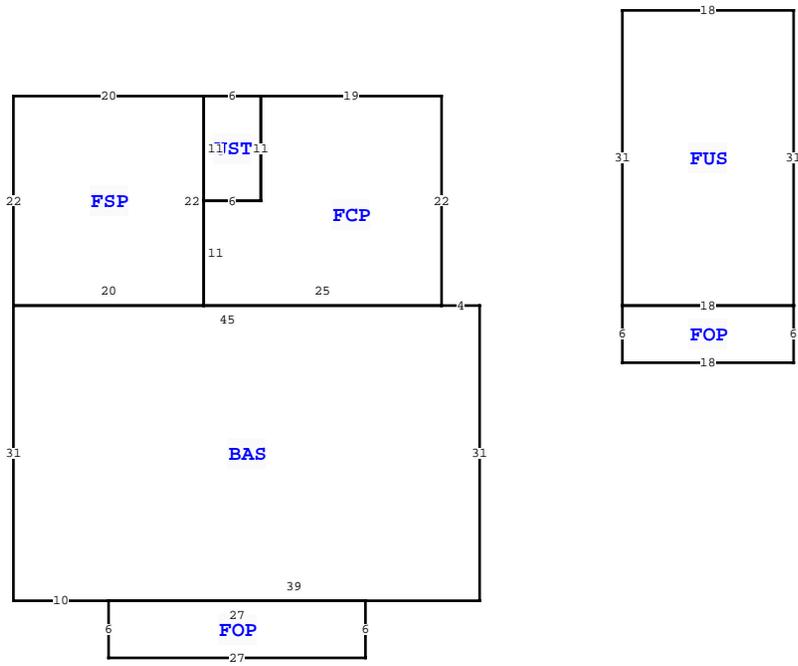




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	135.14	335,823	1982	1982	0	0	35.00	65.00		

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



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	133,431
FCP	484	25		121	10,629
FOP	108	30		32	2,811
FOP	162	30		49	4,304
FSP	440	40		176	15,460
FUS	558	100		558	49,015
UST	66	45		30	2,635
TOTALS	3,337			2,485	218,285

EXTRA FEATURES																
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	0190	FPLC PF	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	120.00	UT	6.50	6.50	100	2009	2009	3	100	780	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	700	

164 NW SPRING HOLLOW BLVD, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	218,285			
TOTAL MARKET OB/XF VALUE	2,680			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	243,465			
SOH/AGL Deduction	0			
ASSESSED VALUE	243,465			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	243,465			
TOTAL JUST VALUE	243,465			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	235,636			

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	Q	V	RSN	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
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GRANTOR: NADEJA SUMMERS AS PR  
GRANTEE: DANIEL JOSEPH & MEL

BUILDING NOTES													
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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\$.													

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	DPHT 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							