NW DIV: A STRIP OF LAND 70 FT WI
W1/2 OF SW1/4. BLOCK E.

HOLLIE ANNA MARIE/WILLIAMS OCTAVIA MARIA
855 NW REDDING AVE
LAKE CITY, FL 32055

2026

00-00-00-11512-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

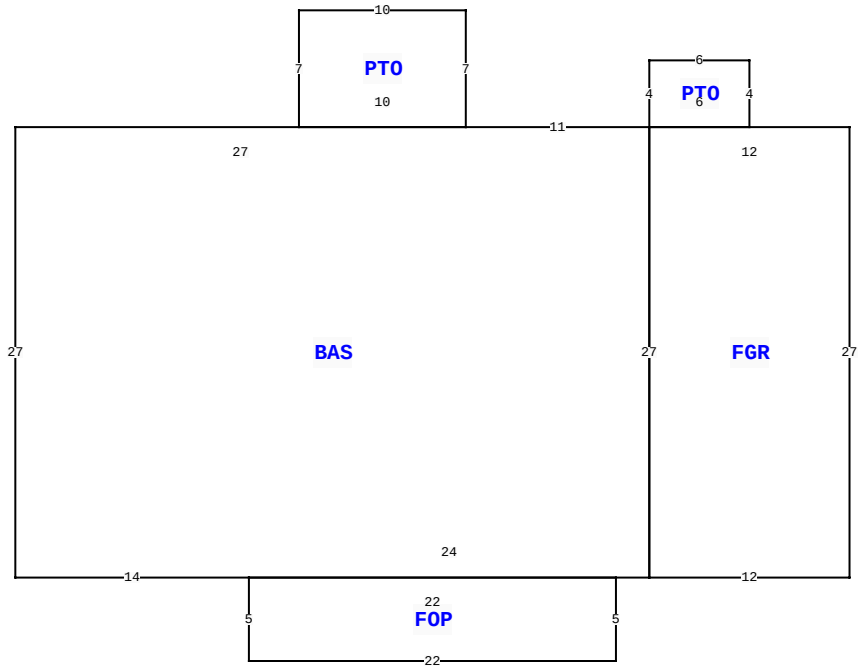
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100		1,026	63,512
FGR	324	55		178	11,019
FOP	110	30		33	2,043
PTO	24	5		1	62
PTO	70	5		4	248
TOTALS	1,554			1,242	76,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,242	93.6768	104.92	130,311	1994	1994	10	0	0	31.00	59.00

1 SINGLE FAM 50% - 2018 Heated Area: 1026 HX Base Yr 2018



855 NW REDDING AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		76,883
TOTAL MARKET OB/XF VALUE		482
TOTAL LAND VALUE - MARKET		3,430
TOTAL MARKET VALUE		80,795
SOH/AGL Deduction		2,577
ASSESSED VALUE		78,218
TOTAL EXEMPTION VALUE	HA HAB WX SX	42,821
BASE TAXABLE VALUE		35,397
TOTAL JUST VALUE		80,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/2121	1/26/2022	QC	U	I	11	100
GRANTOR: HOLLIE ANNA MARIE						
GRANTEE: HOLLIE ANNA MARIE						
1337/0647	5/19/2017	QC	U	I	11	100
GRANTOR: LUELLA K THOMAS						
GRANTEE: ANNA MARIE HOLLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N7 W10 S7 E10$W27 S27 E14 FOP= S5 E22 N5 W22$
E24 FGR= E12 N27 W12 S27$ N27 PTO= E6 N4 W6 S4$.

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	0166	CONC,PAVMT	0	50	0	0	321.00	UT	1.50	1.50	100	0	0	3	100	482	

LAND DESCRIPTION

TOTAL OB/XF 482

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	50			0.00	0.00	6,860.00	SF		1.00	1.00	1.00	0.50	0.50	3,430							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.16 Total Land Value: 3,430 Market: 0 Agricultural: 0 Common: 3,430 PRINTED 11/20/2025 BY SYS