COMM AT SE COR OF NW1/4 OF SEC
RUN N 596.70 FT, W 694.05 FT
FOR POB, CONT W 142.49 FT, S

ROCHE JACOB M/ROCHE ANNA J
P O BOX 383
LAKE CITY, FL 32056-0383

2026

01-5S-16-03390-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

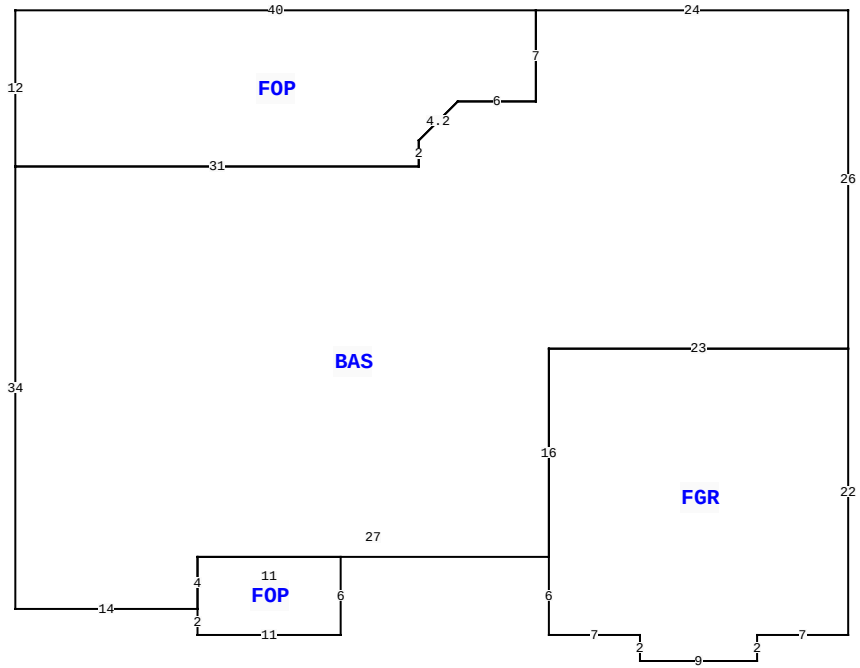
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100		1,937	206,888
FGR	524	55		288	30,761
FOP	66	30		20	2,136
FOP	440	30		132	14,099
TOTALS	2,967			2,377	253,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,377	121.0968	135.63	322,393	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2009 Heated Area: 1937 HX Base Yr 2009



258 SW HOLLY GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		253,884
TOTAL MARKET OB/XF VALUE		9,634
TOTAL LAND VALUE - MARKET		25,740
TOTAL MARKET VALUE		289,258
SOH/AGL Deduction		79,016
ASSESSED VALUE		210,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,520
TOTAL JUST VALUE		289,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26040	SFR	569	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1104/2517	11/30/2006	WD	U	V	08	17,000
GRANTOR: VANDERPOOL						
GRANTEE: ROCHE						
1056/0422	8/26/2005	WD	Q	V		26,000
GRANTOR: STEWART						
GRANTEE: VANDERPOOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W40 S12 E31 N2 R3 U3 E6 N7$ S7 W6 D3 L3 S2 W31 S34 E14 FOP= S2 E11 N6 W11 S4$ N4 E27 FGR= S6 E7 S2 E9 N2 E7 N22 W23 S16$ N16 E23 N26$.

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	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,278.00	UT	3.00	3.00	100	2008	2008	3	100	6,834	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,634

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			0.00	0.00	1.17	AC		1.00	1.00	1.00	22,000.00	22,000.00	25,740							

REVIEW DATE 09/03/2019 BY KR Total Acres: 1.17 Total Land Value: 25,740 Market: 0 Agricultural: 0 Common: 25,740 PRINTED 11/19/2025 BY SYS