COMM AT SE COR OF NW1/4, N 596.7 FT FOR POB, CONT W 142.47 FT, S 142.47 FT, N 356.69 FT TO POB.

POLLARD JESSICA NADENE
41158 18TH TERR E
MYADKKA CITY, FL 34251

2026

01-5S-16-03390-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

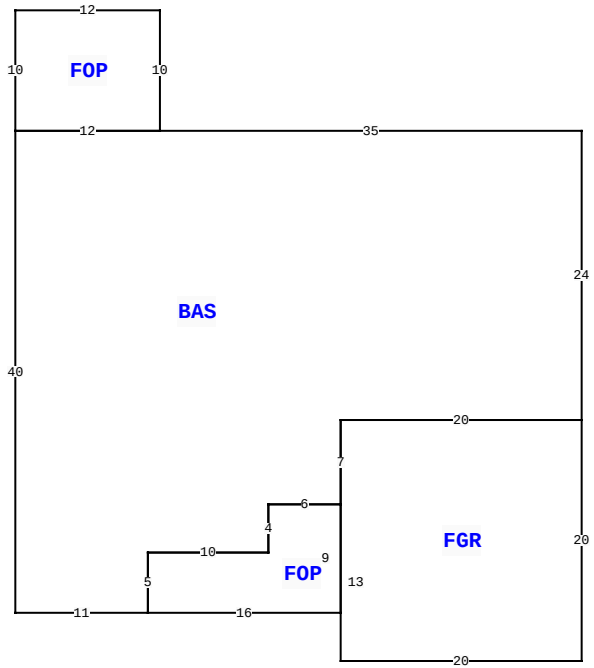
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,456	100		1,456	166,879
FGR	400	55		220	25,215
FOP	104	30		31	3,553
FOP	120	30		36	4,126
TOTALS	2,080			1,743	199,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,743	126.3416	141.50	246,634	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 1456 HX Base Yr 2020



276 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		199,774
TOTAL MARKET OB/XF VALUE		3,687
TOTAL LAND VALUE - MARKET		25,740
TOTAL MARKET VALUE		229,201
SOH/AGL Deduction		115,534
ASSESSED VALUE		113,667
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		57,945
TOTAL JUST VALUE		229,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24573	SFR	486	05/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2571	8/14/2025	QC	U	I	11	100
GRANTOR: CARLEN JASON HOWARD						
GRANTEE: POLLARD JESSICA NAD						
1396/0370	10/08/2019	WD	Q	I	01	179,900
GRANTOR: JAMIE L MEEKS FKA MEL						
GRANTEE: JAMES E CARLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N10 W12 S10 E12$ W12 S40 E11 FOP= E16 N9 W6 S4 W10 S5$ N5 E10 N4 E6 FGR= S13 E20 N20 W20 S7$ N7 E20 N24$.

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	100	0	0	1,229.00	UT	3.00	3.00	100	2006	2006	3	100	3,687	

LAND DESCRIPTION

TOTAL OB/XF 3,687

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		A-1	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 11/18/2025 BY SYS