COMM AT SE COR OF NW1/4, RUN N
596.70 FT, W 244.07 FT FOR POB
CONT W 165.00 FT, S 356.69 FT,

RYE JOHN C/RYE JULIE C
170 SW HOLLY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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
Quality	07	07

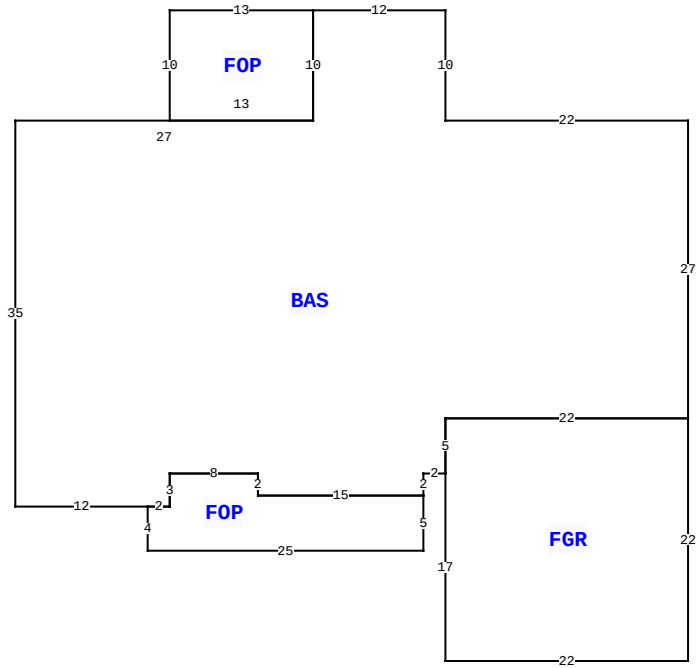
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100		2,034	264,748
FGR	484	55		266	34,623
FOP	130	30		39	5,077
FOP	139	30		42	5,467
TOTALS	2,787			2,381	309,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	126.3240	141.48	336,864	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2034 HX Base Yr 2018



170 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		309,915
TOTAL MARKET OB/XF VALUE		5,686
TOTAL LAND VALUE - MARKET		29,700
TOTAL MARKET VALUE		345,301
SOH/AGL Deduction		101,146
ASSESSED VALUE		244,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,433
TOTAL JUST VALUE		345,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35152	SFR	977	04/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/1753	8/16/2017	WD	Q	V	01	275,000
GRANTOR: SAMUEL LACEY						
GRANTEE: JOHN C & JULIE C RY						
1334/2311	4/14/2017	WD	U	V	11	0
GRANTOR: LACEY DEVELOPMENTS LL						
GRANTEE: SAMUEL LACEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N10 W12 FOP= W13 S10 E13 N10$ S10 W27 S35 E12 FOP= S4 E25 N5 W15 N2 W8 S3 W2$ E2 N3 E8 S2 E15 N2 E2 FGR= S17 E22 N22 W22 S5$ N5 E22 N27$.

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	0040	BARN,POLE	0	100	24	30	720.00	UT	2.50	2.50	100	2009	2009	3	100	1,800	
2	0252	LEAN-TO W/	0	100	12	30	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
3	0166	CONC,PAVMT	0	100	0	0	1,173.00	UT	2.00	2.00	100	2017	2017	3	100	2,346	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 5,686

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	1.35	AC		1.00	1.00	1.00	22,000.00	22,000.00	29,700							

REVIEW DATE 09/03/2019 BY KR Total Acres: 1.35 Total Land Value: 29,700 Market: 0 Agricultural: 0 Common: 29,700 PRINTED 11/07/2025 BY SYS