

COMM AT SE COR OF NW1/4, RUN N 5
168.93 FT FOR POB, CONT'W 161.56
FT, E 161.56 FT, S 297.33 FT TO

LITTLE DONNA M
153 SW HOLLY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-024



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1516.00	1.00/01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2025	1,380	160,665
FCP	352	25	2025	88	10,246
FOP	60	30	2025	18	2,096
FOP	133	30	2025	40	4,657

TOTALS	1,925			1,526	177,663
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0 100	0	0	700.00	UT	15.00	15.00	100	2024
2	0251	LEAN TO W/	0 100	0	0	1.00	UT	3,150.00	3,150.00	100	2024
3	0030	BARN, MT	0 100	12	35	420.00	UT	7.50	7.50	100	2024
4	0166	CONC, PAVMT	0 100	0	0	600.00	UT	3.00	3.00	100	2025

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.10	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,526	105.0000	117.60	179,458	2024	2024	0	0	1.00	99.00
1 SINGLE FAM 100% - 2025 Heated Area: 1380 HX Base Yr 2025											
16 22 FCP 2025 5 12 FOP 2025 33 32 BAS 2025 16 27 FOP 2025 45 19 FOP 2025											

153 SW HOLLY GLN, LAKE CITY				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
700.00	UT	15.00	15.00	100	2024	2023		100	10,500		
1.00	UT	3,150.00	3,150.00	100	2024	2023		100	3,150		
420.00	UT	7.50	7.50	100	2024	2023		100	3,150		
600.00	UT	3.00	3.00	100	2025	2024		100	1,800		

TOTAL OB/XF											
18,600											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.10	AC	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		177,663	
TOTAL MARKET OB/XF VALUE		18,600	
TOTAL LAND VALUE - MARKET		24,200	
TOTAL MARKET VALUE		220,463	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,463	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		169,741	
TOTAL JUST VALUE		220,463	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047364	New Residential C	150,000	06/01/2023
000047365	Storage Building	15,000	06/01/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1484/1302	2/09/2023	WD	Q	V	03	46,000	
GRANTOR: ROEHR LUDWIK JOSEPH							
GRANTEE: LITTLE DONNA M							
1316/2231	6/06/2016	WD	Q	V	01	18,000	
GRANTOR: CHRISTOPHER CADY							
GRANTEE: LUDWIK JOSEPH ROEHR							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=80,10] W33 S5 W12 S27 E45 N32 \$											
FCP=[YR=2025;ORIG=19,10] E16 S22 W16 N22 \$											
FOP=[YR=2025;ORIG=35,10] E12 S5 W12 N5 \$											
FOP=[YR=2025;ORIG=47,42] E19 S7 W19 N7 \$											