COMM SW COR OF SW1/4 OF SW1/4
OF SEC, N 624.14 FT TO POB,
CONT N 180.19 FT, E 515.23 FT,

HOLLINGSWORTH TROY M
236 SW WINGS TER
LAKE CITY, FL 32025

2026

07-4S-17-08106-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

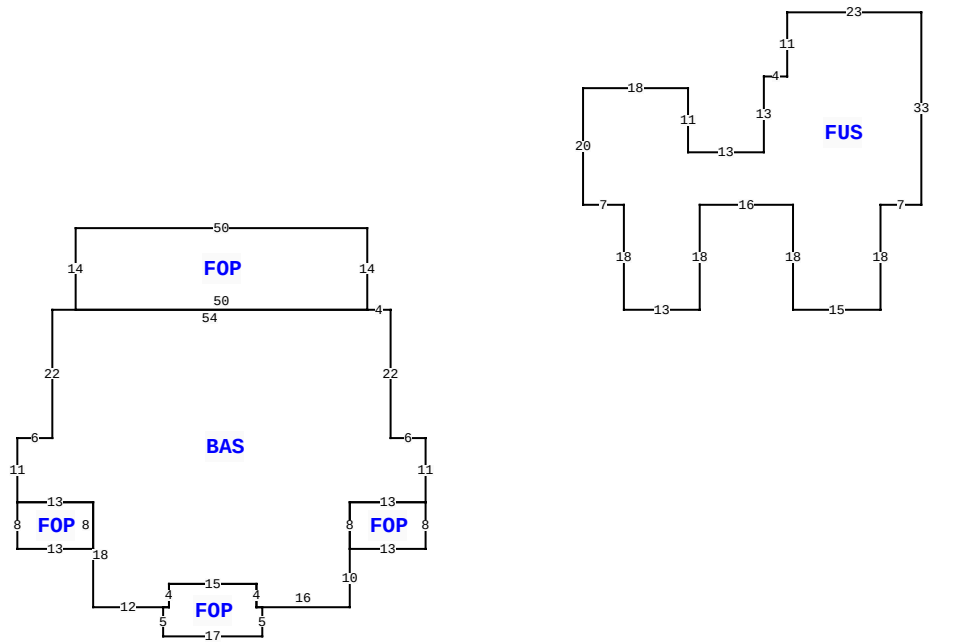
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,778	100		2,778	374,318
FOP	104	30		31	4,177
FOP	104	30		31	4,177
FOP	145	30		44	5,929
FOP	700	30		210	28,296
FUS	1,828	100		1,828	246,312
TOTALS	5,659			4,922	663,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,922	132.2013	148.07	728,801	2019	2019	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2020 Heated Area: 4606 HX Base Yr 2020



236 SW WINGS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		663,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,080
TOTAL MARKET VALUE		671,218
SOH/AGL Deduction		169,722
ASSESSED VALUE		501,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		450,774
TOTAL JUST VALUE		739,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,221

SALE:3:1: 1/3 INT ONLY-TOTAL PD $120000. ORB 674-3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/1874	8/09/2016	WD	U	V	11	0
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: TROY M HOLLINGSWORT						
1320/0027	8/09/2016	WD	Q	V	05	115,000
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: TROY M HOLLINGSWORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FOP= N14 W50 S14 E50$ W54 S22 W6 S11 FOP= S8 E13 N8 W13$ E13 S18 E12 FOP= S5 E17 N5 W1 N4 W15 S4 W1$ E1 N4 E15 S4 E16 N10 FOP= E13 N8 W13 S8$ N8 E13 N11 W6 N22$ PTR= E40 FUS= E13 N18 E16 S18 E15 N18 E7 N33 W23 S11 W4 S13 W13 N11 W18 S20 E7 S18$ W40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,080							

REVIEW DATE 12/03/2019 BY HC Total Acres: 10.01 Total Land Value: 8,009 Market: 72,080 Agricultural: 4,009 Common: 4,000 PRINTED 11/07/2025 BY SYS