LOT 10 HOLLY HILL S/D.
ORB 826-313, 939-239, 942-708, 948-60, 986-302.

ELSHOFF LARRY C
389 SW DEANNA TERR
LAKE CITY, FL 32025

2026

07-4S-17-08111-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

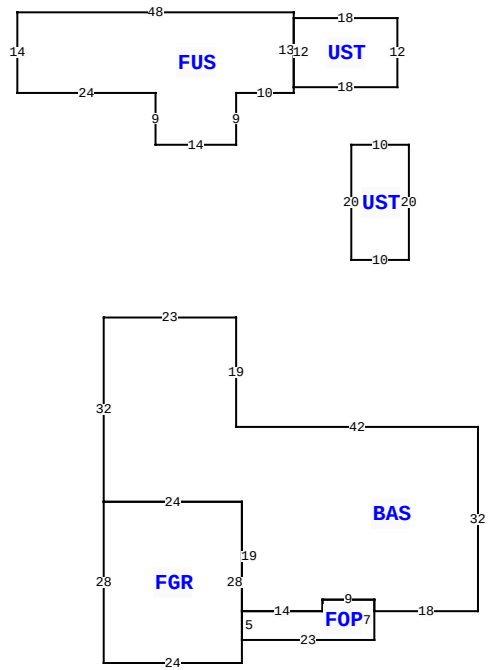
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 7417.0700 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,043	100		2,043	226,598
FGR	672	55		370	41,038
FOP	133	30		40	4,437
FUS	798	100		798	88,509
UST	200	45		90	9,982
UST	216	45		97	10,759
TOTALS	4,062			3,438	381,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,438	115.1539	128.97	443,399	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 2841 HX Base Yr 2012



389 SW DEANNA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		381,323
TOTAL MARKET OB/XF VALUE		2,872
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		402,695
SOH/AGL Deduction		128,269
ASSESSED VALUE		274,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,704
TOTAL JUST VALUE		402,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29126	SFR	849	01/13/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0986/0302	6/16/2003	WD	Q	V		16,000
GRANTOR: PAUL A & SHIRLEY MELL						
GRANTEE: LARRY C ELSHOFF						
0942/0708	12/21/2001	QC	Q	V	01	24,000
GRANTOR: FREDRICK A KOEHLER						
GRANTEE: PAUL A & SHIRLEY ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S32 FGR= S28 E24 N28 W24$ E24 S19 FOP= S5 E23 N7 W9 S2 W14$ E14 N2 E9 S2 E18 N32 W42 N19$ PTR= N30 FUS= N9 E10 N1 UST= E18 N12 W18 S12$ N13 W48 S14 E24 S9 E14$ S30$ PTR= N10 E20 UST= E10 N20 W10 S20$ S10 W20$.

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	1,436.00	UT	2.00	2.00	100	2011	2011	3	100	2,872	

LAND DESCRIPTION

TOTAL OB/XF 2,872

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2017 BY BC Total Acres: 0.60 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS