LOT 20 HOLLY HILL S/D.
819-943, 826-313, 827-514, 926-1

EATMON CARLA A
154 SW DEANNA TERRACE
LAKE CITY, FL 32025

2026

07-4S-17-08111-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

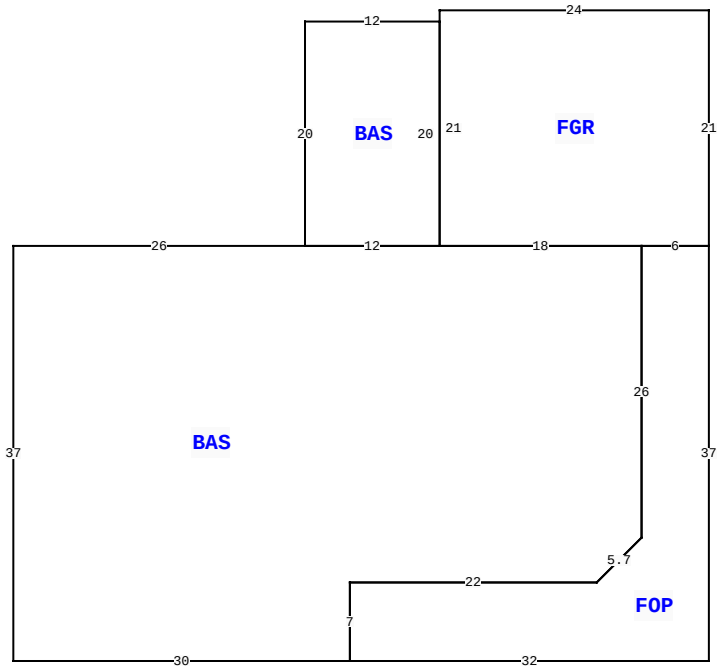
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	7417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,286
BAS	1,882	100		1,882	166,915
FGR	504	55		277	24,567
FOP	412	30		124	10,997
TOTALS	3,038			2,523	223,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	113.8560	127.52	321,733	1996	1996	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 2002 Heated Area: 2122 HX Base Yr 2002



154 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		223,765
TOTAL MARKET OB/XF VALUE		1,328
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		243,593
SOH/AGL Deduction		77,736
ASSESSED VALUE		165,857
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,135
TOTAL JUST VALUE		243,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,971

SALE:2:1: LOT 20 HOLLY HILL S/D

SALE:1:1: LOT 20 HOLLY HILL S/D (.51 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054037	Remodel	8,869	09/12/2025
10792	SFR	295	02/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/1110	5/09/2001	WD	Q	I		128,000
GRANTOR: ALISHA C & JAMES H N						
GRANTEE: CARLA EATMON						
0827/0514	8/28/1996	WD	Q	I		91,500
GRANTOR: NORTON HOME IMPROVEME						
GRANTEE: ALISHA CHASE CLEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S37 E30 FOP= E32 N37 W6 S26 D4 L4 W22 S7 $ N7E22 R4 U4 N26 FGR= E6 N21 W24 S21 E18$ W18 BAS= N20 W12S20 E12$ W12$.

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	552.00	UT	1.50	1.50	100	1996	1996	3	100	828	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,328

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: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS