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SE HIGH FALLS RD: E1/2 OF NE1/4

HOLLOWAY SAMANTHA
4429 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

12-5S-17-09216-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

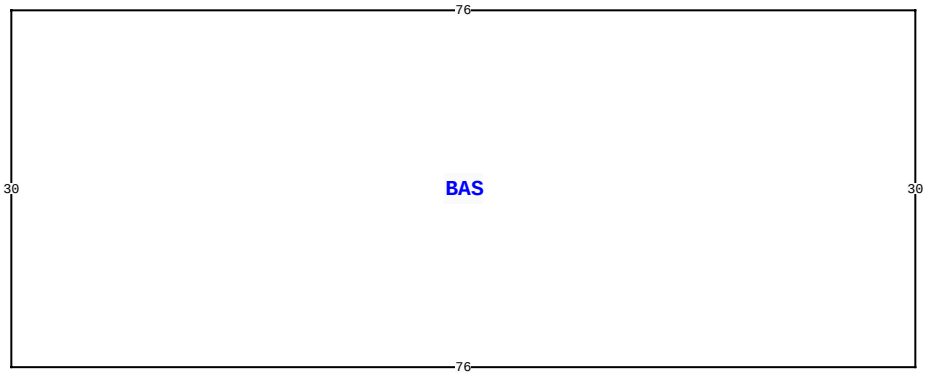
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 12517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	200,702
TOTALS	2,280			2,280	200,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	114.2000	107.35	244,758	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 2280 HX Base Yr 2017



4429 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,702
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		259,602
SOH/AGL Deduction		130,143
ASSESSED VALUE		129,459
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		73,737
TOTAL JUST VALUE		259,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34003	M H	563	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/323	4/09/2024	PB	U	I	18	0
GRANTOR: HOLLOWAY KEITH AARON						
GRANTEE: HOLLOWAY SAMANTHA						
1313/1607	4/20/2016	WD	U	V	11	100
GRANTOR: BRENDA GAYE WOOD FLAN						
GRANTEE: KEITH AARON HOLLOWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0000	C	VAC RES	100			0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 08/01/2017 BY DF Total Acres: 4.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS