E1/2 OF NE1/4 OF NW1/4 LYING N O
RD EX .14 AC DESC IN ORB 807-157

HOLLOWAY ADAM BRICE
4408 SE HIGH FALLS RD
LAKE CITY, FL 32025

**2026**

**12-5S-17-09216-010**

## 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 | 13 | LAM/VNLPLK 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |

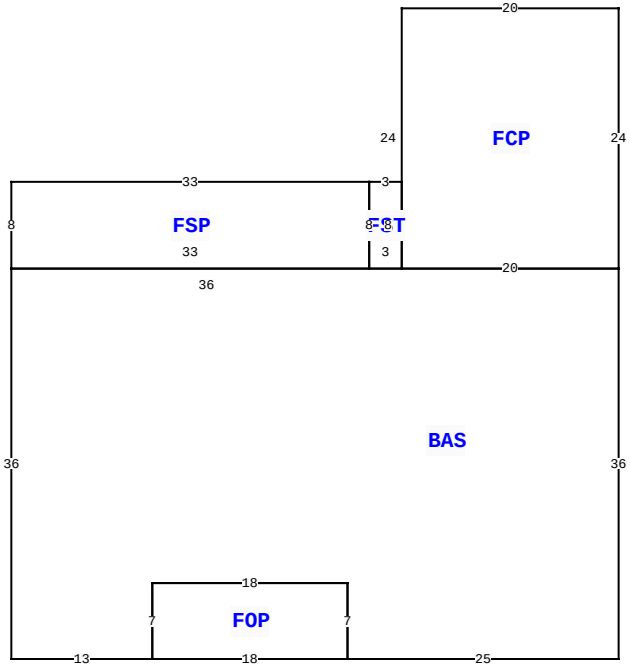
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 12517.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,890 | 100 | | 1,890 | 224,544 |
| FCP | 480 | 25 | | 120 | 14,257 |
| FOP | 126 | 30 | | 38 | 4,515 |
| FSP | 264 | 40 | | 106 | 12,593 |
| FST | 24 | 55 | | 13 | 1,544 |
| TOTALS | 2,784 | | | 2,167 | 257,454 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,167 | 112.8498 | 126.39 | 273,887 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1890 HX Base Yr 2025




4408 SE HIGH FALLS RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 257,454 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 93,575 |
| TOTAL MARKET VALUE | | 351,029 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 351,029 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 300,307 |
| TOTAL JUST VALUE | | 351,029 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 353,768 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37660 | SFR | 991 | 01/22/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1373/0200 | 11/21/2018 | WD | U | V | 11 | 100 |

GRANTOR: BRENDA GAYE WOOD FLAN

GRANTEE: ADAM BRICE HOLLOWAY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FCP= N24 E20 S24 W20$ FST= N8 W3 FSP= W33 S8 E33 N8$ S8 E3$ W36 S36 E13 FOP= N7 E18 S7 W18$ N7 E18 S7 E25 N36$.

## 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 | | A-1 | 0.00 | 0.00 | 9.85 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 93,575 | | | | | | | |

REVIEW DATE 12/31/2019 BY JE Total Acres: 9.85 Total Land Value: 93,575 Market: 0 Agricultural: 0 Common: 93,575 PRINTED 11/18/2025 BY SYS