

COMM SW COR OF SE1/4 OF SE1/4, N
POB, CONT N 84.20 FT, W 70.15 FT
LINE OF S1/2 OF S1/2 OF SE1/4, R

HOLLIDAY LISA ANN
P O BOX 2571
LAKE CITY, FL 32056-2571

2026

14-4S-17-08340-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
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 02

NEIGHBORHOOD/LOC 14417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100		2,460	189,178
FCP	696	25		174	13,381
UOP	90	20		18	1,385
UST	12	45		5	385

TOTALS 3,258 2,657 204,328

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0021	BARN, FR AE	0 100	22	32	1.00	UT	0.00	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
7	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	
8	0327	STABLES-SM	0 100	30	50	1,500.00	UT	5.00	
9	0251	LEAN TO W/	0 100	18	50	400.00	UT	2.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	3.87
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.14

REVIEW DATE 04/24/2017 BY DF

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0100	01	2,657	105.6330	118.31	314,350	1960	1960	0	0	0 35.00	65.00												
1 SINGLE FAM		100% - 2006		Heated Area: 2460				HX Base Yr 2006															
The diagram shows a property layout with several labeled areas and dimensions. The main area is labeled 'BAS' (Basement) and has a total heated area of 2460. To the left is a rectangular area labeled 'FCP' (Front Courtyard/Patio) with dimensions 24 by 29. To the right of the 'BAS' area is a smaller rectangular area labeled 'UOP' (Underground Oil Pit) with dimensions 10 by 10. Below the 'UOP' area is a small rectangular area labeled 'UST' (Underground Storage Tank) with dimensions 6 by 8. The 'BAS' area has a top width of 39 and a right side height of 18. The 'FCP' area has a left side height of 24. The 'UOP' area has a bottom width of 10 and a right side height of 9. The 'UST' area has a bottom width of 6 and a right side height of 8. The 'BAS' area has a bottom width of 21 and a right side height of 26. The 'FCP' area has a bottom width of 29 and a right side height of 24. The 'UOP' area has a top width of 10 and a right side height of 9. The 'UST' area has a top width of 6 and a right side height of 8. The 'BAS' area has a top width of 39 and a right side height of 18. The 'FCP' area has a top width of 29 and a right side height of 24. The 'UOP' area has a top width of 10 and a right side height of 9. The 'UST' area has a top width of 6 and a right side height of 8.																							
3994 SE COUNTY ROAD 245 , LAKE CITY				<table><tr><td>BLD DATE</td><td></td></tr><tr><td>XF DATE</td><td></td></tr><tr><td>INC DATE</td><td></td></tr></table>		BLD DATE		XF DATE		INC DATE		<table><tr><td>LGL DATE</td><td></td></tr><tr><td>LAND DATE</td><td></td></tr><tr><td>AG DATE</td><td></td></tr></table>		LGL DATE		LAND DATE		AG DATE		05/03/2023		MLU	
BLD DATE																							
XF DATE																							
INC DATE																							
LGL DATE																							
LAND DATE																							
AG DATE																							

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
1	0021	BARN, FR AE	0 100	22	32	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
8	0327	STABLES-SM	0 100	30	50	1,500.00	UT	5.00	5.00	100	2005	2005	3	100	7,500	
9	0251	LEAN TO W/	0 100	18	50	400.00	UT	2.00	2.00	100	2005	2005	3	100	800	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	3.87
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.14

Total Acres: 4.01 Total Land Value: 34,085 Market: 0 Agricultural: 0 Common: 34,085

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		204,328	
TOTAL MARKET OB/XF VALUE		26,036	
TOTAL LAND VALUE - MARKET		34,085	
TOTAL MARKET VALUE		264,449	
SOH/AGL Deduction		139,397	
ASSESSED VALUE		125,052	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		74,330	
TOTAL JUST VALUE		264,449	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18866	PUMP/UTPOL	30	10/22/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1484/1483	2/03/2023	WD	U	V	11
GRANTOR: GAY TEVIS J					
GRANTEE: HOLLIDAY LISA ANN					
1233/1474	4/14/2012	QC	U	I	11
GRANTOR: R-L-B TRUST, TIMOTHY-					
GRANTEE: LISA ANN HOLLIDAY					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W33 N18 W39 S18 FCP= W29 S24 E29 N24\$ S24 E21 UST= S2 E6 N2 W6\$ E6 UOP= S9 E10 N9 W10\$ E30 S2 E15 N26\$.									

PRINTED 11/20/2025 BY SYS