LOT 1 BLOCK 4 ELM ACRES S/D.
ORB 553-56, 662-232,

SMITH ANGELA Y WYATT
275 SE HOLLY TERR
LAKE CITY, FL 32025

2026

16-4S-17-08369-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

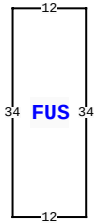
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	16417.010	1.00/

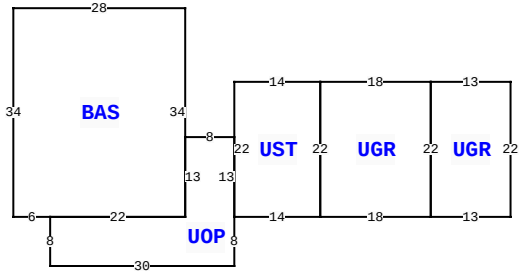
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	83,649
FUS	408	100		408	35,849
UGR	286	45		129	11,335
UGR	396	45		178	15,640
UOP	344	20		69	6,063
UST	308	45		139	12,214
TOTALS	2,694			1,875	164,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	120.6922	135.18	253,462	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1360 HX Base Yr 1998





275 SE HOLLY 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		164,750
TOTAL MARKET OB/XF VALUE		7,256
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,506
SOH/AGL Deduction		79,324
ASSESSED VALUE		115,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,460
TOTAL JUST VALUE		194,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,506

SALE:2:1: LOT 1 BLK 4 ELM ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0845/0788	9/05/1997	WD	Q	I		72,500
GRANTOR: KORB						
GRANTEE: SWANKO						
0841/0967	6/20/1997	WD	Q	I		65,500
GRANTOR: BURCH						
GRANTEE: KORB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S34 E6 UOP= S8 E30N8 UST= E14 UGR= E18 UGR= E13 N22 W13 S22$ N22 W18 S22$ N22 W14 S22$ N13 W8 S13 W22$ E22 N34$ PTR=N30 FUS= N34 W12 S34 E12$ S30$.

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	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1,728.00	UT	2.00	2.00	100	2004	2004	3	100	3,456	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 7,256

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/09/2017 BY DF Total Acres: 1.05 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS