LOT 1 CREEK RUN PLANTATION S/D.
WD 1184-904

WALKER THOMAS G/WALKER KATHRYN E
398 SE HOLLY TER
LAKE CITY, FL 32055

2026

21-4S-17-08631-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

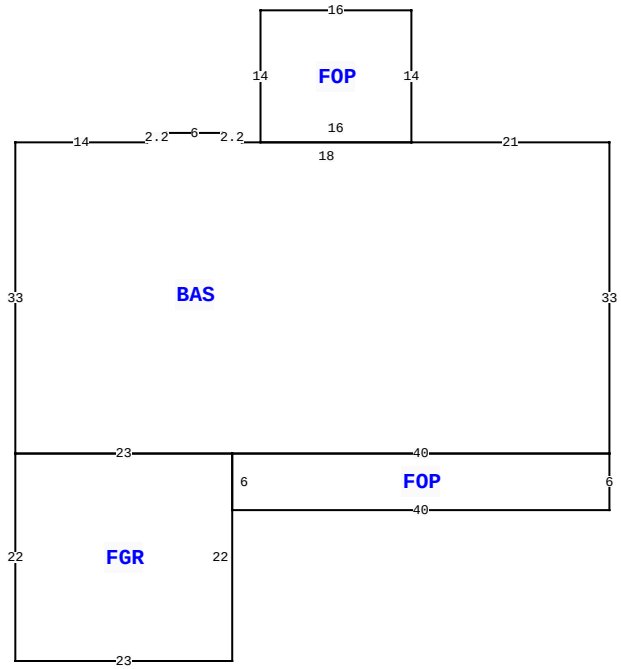
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100		2,087	213,806
FGR	506	55		278	28,481
FOP	224	30		67	6,864
FOP	240	30		72	7,376
TOTALS	3,057			2,504	256,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,504	110.2080	123.43	309,069	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2010 Heated Area: 2087 HX Base Yr 2010



398 SE HOLLY TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,527
TOTAL MARKET OB/XF VALUE		33,021
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		344,548
SOH/AGL Deduction		79,588
ASSESSED VALUE		264,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,238
TOTAL JUST VALUE		344,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049764	Roof Replacement	19,119	05/09/2024
41062	ELECTRICAL		12/23/2020
26709	SFR	864	02/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1184/0904	11/17/2009	WD	Q	I	01	217,000

GRANTOR: PETER GIEBEIG

GRANTEE: THOMAS G & KATHRYN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N14 W16 S14 E16$ W18 L2 U1 W6 D1 L2 W14 S33
FGR= S22 E23 N22 W23$ E23 FOP= S6 E40 N6 W40 $ E40 N33$.

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	2,014.00	UT	1.50	1.50	100	2008	2008	3	100	3,021	
2	0210	GARAGE U	0	100	41	76	1.00	UT	30,000.00	30,000.00	100	2021	2020		100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 33,021

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	55,000.00	55,000.00	55,000							

REVIEW DATE 06/03/2024 BY JS Total Acres: 5.03 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS