LOT 4 CREEK RUN PLANTATION S/D.
WD 1315-1858,

SHERIDAN DENNIS E/SHERIDAN LINDA L
740 SE HOLLY TER
LAKE CITY, FL 32025

2026

21-4S-17-08631-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 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
Quality	06	06

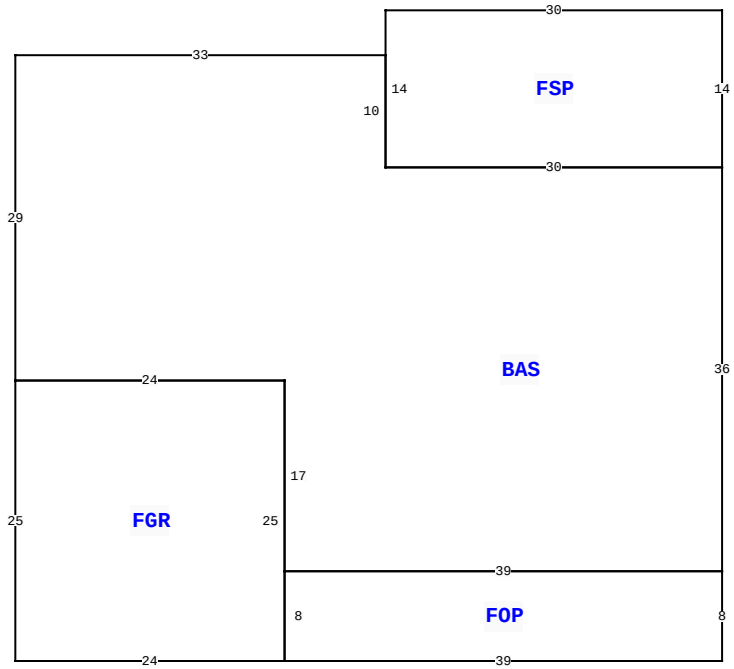
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100		2,190	298,070
FGR	600	55		330	44,914
FOP	312	30		94	12,794
FSP	420	40		168	22,866
TOTALS	3,522			2,782	378,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,782	132.0900	147.94	411,569	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 2190 HX Base Yr 2018



740 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		378,643
TOTAL MARKET OB/XF VALUE		13,242
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		446,885
SOH/AGL Deduction		202,524
ASSESSED VALUE		244,361
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,639
TOTAL JUST VALUE		446,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35362	STORAGE	197	05/30/2017
35194	SFR	1,209	04/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/1858	5/26/2016	WD	Q	V	01	45,000

GRANTOR: PETER W GIEBEIG
GRANTEE: DENNIS E & LINDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S29 FGR= S25 E24 N25 W24$ E24 S17 FOP= S8 E39 N8 W39$ E39 N36 FSP= N14 W30 S14 E30$ W30 N10$.

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	33	37	1,221.00	UT	2.00	2.00	100	2017	2017	3	100	2,442	
2	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	9.00	9.00	100	2017	2017	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 13,242

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 06/20/2017 BY RP Total Acres: 4.39 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS