

LOT 18 BLOCK 1 HOLLIDAY
HEIGHTS REPLAT.

SMITH KERRY/SMITH MARIA D
176 SW PLATNUM GLEN
LAKE CITY, FL 32024

2026

31-3S-17-06119-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall	15	CONC BLOCK 100	0100	01	1,703	90.9440	101.86	173,468	1959	1959	0	0	0	35.00	65.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0													Heated Area: 1649 HX Base Yr									
Roof Cover	14	PREFIN MT 100														Tax Group: 1 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 112,754									
Interior Floo	14	CARPET 100														TOTAL MARKET OB/XF VALUE 4,060									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 12,284									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 129,098									
Bedrooms		3 100														SOH/AGL Deduction 0									
Bathrooms		1.5 100														ASSESSED VALUE 129,098									
Frame	01	NONE 100														TOTAL EXEMPTION VALUE 0									
Stories	1.	1. 100														BASE TAXABLE VALUE 129,098									
Architectual	05	CONV 100														TOTAL JUST VALUE 129,098									
Units		0 100	NCON VALUE 0																						
Condition Adj	01	01 100	INCOME VALUE																						
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 129,098																						
Quality		05 05																							
DOR CODE		0100	SINGLE FAMILY																						
MAP NUM			MKT AREA		06																				
NEIGHBORHOOD/LOC		31317.040 1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,649	100		1,649	109,179																				
FOP	28	30		8	530																				
FST	84	55		46	3,046																				
TOTALS		1,761		1,703	112,754																				
EXTRA FEATURES						603 NW HOLIDAY DR, LAKE CITY										BLD DATE XF DATE INC 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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600									
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300									
3	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400									
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200									
5	0294	SHED WOOD/	0	0	16	16	256.00	UT	7.50	7.50	50	1993	1993	3	50	960									
6	0166	CONC, PAVMT	0	0	0	0	600.00	UT	2.00	2.00	50	1993	1993	3	50	600									
TOTAL OB/XF 4,060																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	0100	C	SFR	0		*RSF	-3	0.00	0.00	12,930.05	SF	1.00	1.00	1.00	0.95	0.95	12,284								
REVIEW DATE 08/15/2016 BY DF Total Acres: 0.30 Total Land Value: 12,284 Market: 0 Agricultural: 0 Common: 12,284 PRINTED 11/19/2025 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/1412	7/18/2013	WD	Q	I	01	68,000
GRANTOR: JOHN J KENDRON & STEP						
GRANTEE: KERRY & MARIA D SMI						
1212/1536	4/05/2011	WD	U	I	11	100
GRANTOR: JOHN J KENRON						
GRANTEE: JOHN J KENDRON & ST						

BUILDING NOTES**BUILDING DIMENSIONS**

BAS= W47 FST= N6 W14 S6 E14SW14 N6 W4 S31 E29 FOP= S4 E7 N4 W7\$ E36 N25\$.