LOT 19 BLOCK 1 HOLLIDAY HEIGHTS
353-814, QC 1066-2512, WD 1284-4

POUCHER ANDREA NICOLE
619 NW HOLIDAY DR
LAKE CITY, FL 32055

2026

31-3S-17-06120-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

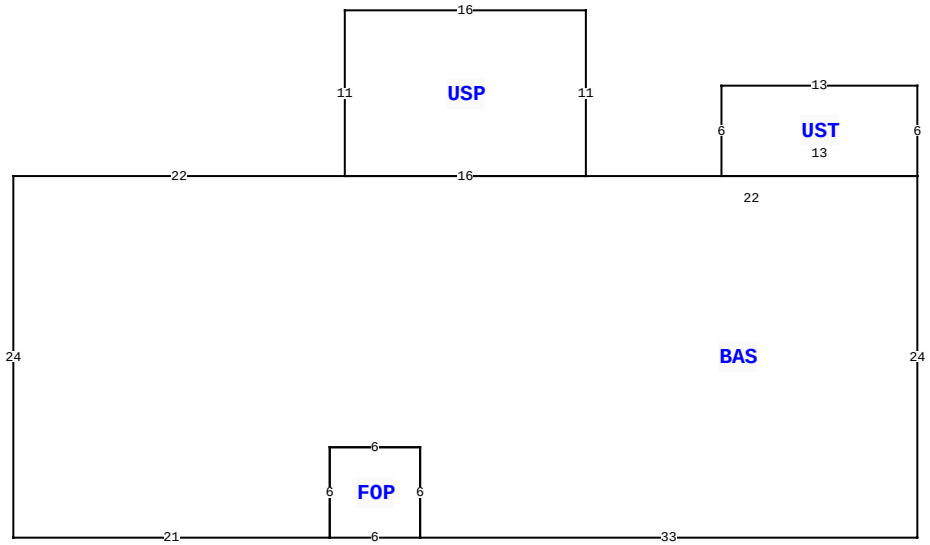
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	1,404	100		1,404	109,284
FOP	36	30		11	856
USP	176	35		62	4,826
UST	78	45		35	2,724
TOTALS	1,694			1,512	117,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,512	106.9200	119.75	181,062	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1404 HX Base Yr 2024



619 NW HOLIDAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	117,690
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	12,489
TOTAL MARKET VALUE	132,379
SOH/AGL Deduction	0
ASSESSED VALUE	132,379
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	81,657
TOTAL JUST VALUE	132,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2110	5/17/2023	WD	Q	I	01	139,900
GRANTOR: SNOWBERGER JERRY E						
GRANTEE: POUCHER ANDREA NICO						
1386/1043	6/11/2019	LE	U	I	14	100
GRANTOR: JERRY E SNOWBERGER (E						
GRANTEE: RUTH SNOWBERGER (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S24 E21 FOP= E6 N6 W6 S6$ N6 E6 S6 E33 N24 UST= N6 W13 S6 E13$ W22 USP= N11 W16 S11 E16$ W16$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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		*RSF-3	0.00	0.00	13,146.38	SF		1.00	1.00	1.00	0.95	0.95	12,489							

REVIEW DATE 09/29/2023 BY TP Total Acres: 0.30 Total Land Value: 12,489 Market: 0 Agricultural: 0 Common: 12,489 PRINTED 10/03/2025 BY SYS