LOT 21 BLOCK 1 HOLLIDAY HEIGHTS

651-34, 653-720, 676-174, DC 136

MERRITT ESTA LEE
657 NW HOLIDAY DR
LAKE CITY, FL 32055

2026

31-3S-17-06122-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

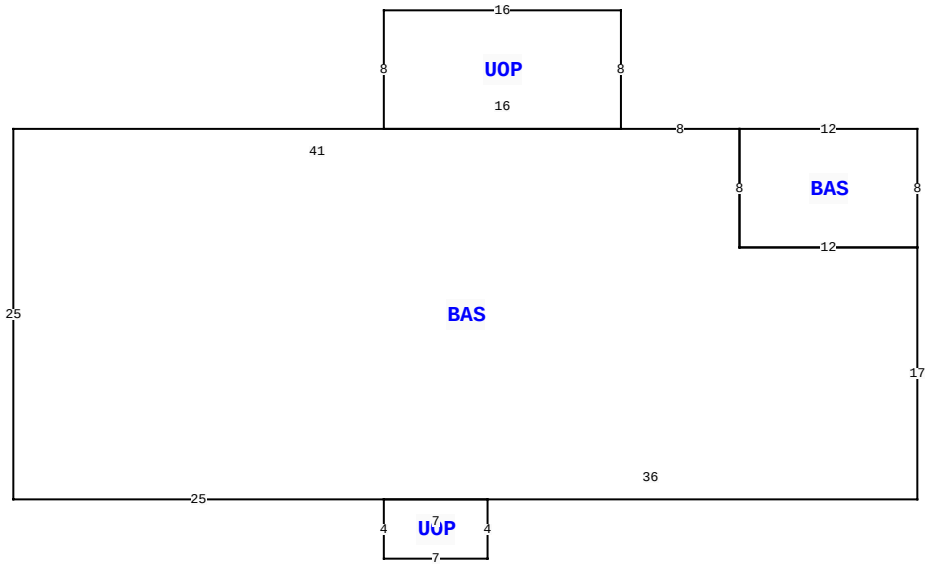
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	96	100		96	9,177
BAS	1,429	100		1,429	136,598
UOP	28	20		6	573
UOP	128	20		26	2,485
TOTALS	1,681			1,557	148,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,557	124.1460	139.04	216,485	1960	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2024 Heated Area: 1525 HX Base Yr 2024



657 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		148,833
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		19,191
TOTAL MARKET VALUE		168,374
SOH/AGL Deduction		0
ASSESSED VALUE		168,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,652
TOTAL JUST VALUE		168,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/141	5/17/2022	WD	Q	I	01	212,000
GRANTOR: LIBASCI ANTHONY						
GRANTEE: MERRITT ESTA LEE						
1452/1109	11/12/2021	WD	Q	I	01	67,000
GRANTOR: MCKENNEY MYONG SU						
GRANTEE: LIBASCI ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 W41 S25 E25 E36 N17 W12 N8 $
UOP=[ORIG=-8,0] N8 W16 S8 E16 $
BAS=[ORIG=12,8] N8 W12 S8 E12 $
UOP=[ORIG=-24,25] S4 E7 N4 W7 $
.

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	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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	20,200.77	SF		1.00	1.00	1.00	0.95	0.95	19,191							

REVIEW DATE 12/20/2021 BY CP Total Acres: 0.46 Total Land Value: 19,191 Market: 0 Agricultural: 0 Common: 19,191 PRINTED 11/19/2025 BY SYS