LOT 24 BLOCK 1 HOLLIDAY HEIGHTS

764-563, 1002-185, WD 1022-420,

EVERETT BARRY
695 NW HOLIDAY DR
LAKE CITY, FL 32055

**2026**

**31-3S-17-06125-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

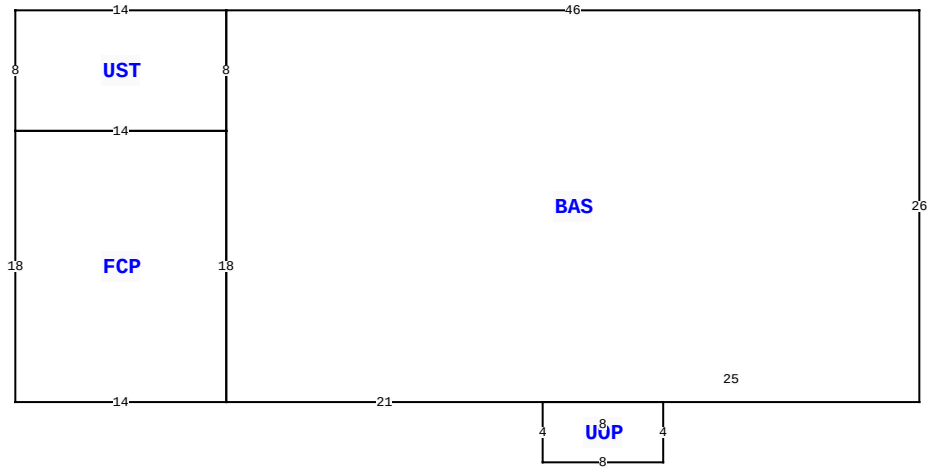
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| 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 | 1,196 | 100 | | 1,196 | 115,666 |
| FCP | 252 | 25 | | 63 | 6,093 |
| UOP | 32 | 20 | | 6 | 580 |
| UST | 112 | 45 | | 50 | 4,836 |
| TOTALS | 1,592 | | | 1,315 | 127,174 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,315 | 125.6000 | 140.67 | 184,981 | 1960 | 2000 | 0 | 0 | 0 | 31.25 | 68.75 |

1 SINGLE FAM 100% - 2023 Heated Area: 1196 HX Base Yr 2023




695 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 | | 127,174 |
| TOTAL MARKET OB/XF VALUE | | 1,300 |
| TOTAL LAND VALUE - MARKET | | 10,482 |
| TOTAL MARKET VALUE | | 138,956 |
| SOH/AGL Deduction | | 598 |
| ASSESSED VALUE | | 138,358 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 82,636 |
| TOTAL JUST VALUE | | 138,956 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,269 |

SALE:1:1: LOT 24 BLK 1 HOLLIDAY HEIGHTS - DOT CHEC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/2785 | 6/14/2022 | WD | Q | I | 01 | 205,000 |
| GRANTOR: SLOAN DREW A | | | | | | |
| GRANTEE: EVERETT BARRY | | | | | | |
| 1022/0420 | 7/23/2004 | WD | Q | I | | 76,000 |
| GRANTOR: RUSSELL ANDERSON | | | | | | |
| GRANTEE: DREW A SLOAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W46 UST= W14 S8 E14 N8$S8 FCP= W14 S18 E14 N18$ S18 E21
UOP= S4 E8 N4 W8$ E25 N26$.

## 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 | 1,000 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,300

| 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 | 11,033.53 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 10,482 | | | | | | | |

REVIEW DATE 09/08/2022 BY CP Total Acres: 0.25 Total Land Value: 10,482 Market: 0 Agricultural: 0 Common: 10,482 PRINTED 11/20/2025 BY SYS