LOT 25 BLOCK 1 HOLLIDAY
HEIGHTS REPLAT.

WALLACE MARYLAND
711 NW HOLIDAY DR
LAKE CITY, FL 32055

2026

31-3S-17-06126-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

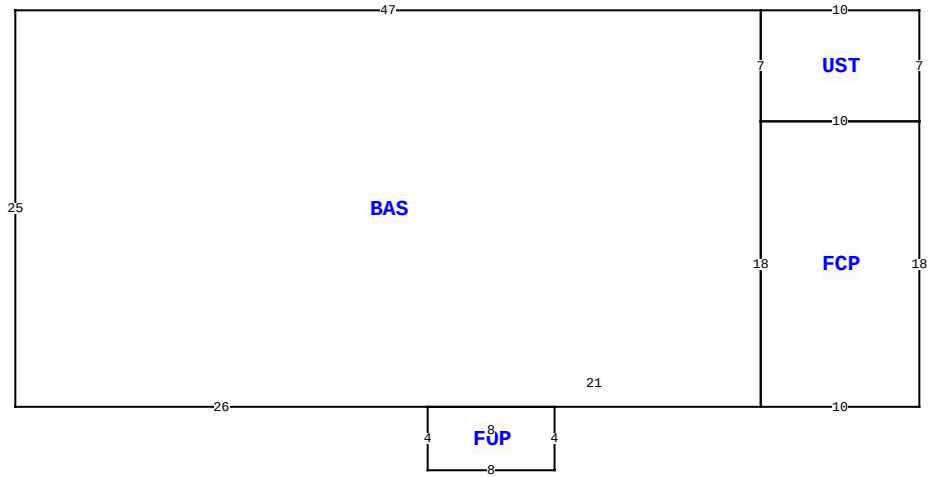
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,175	100		1,175	105,047
FCP	180	25		45	4,023
FOP	32	30		10	894
UST	70	45		32	2,861
TOTALS	1,457			1,262	112,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	122.8000	137.54	173,575	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1175 HX Base Yr 2006



711 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		112,824
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		11,669
TOTAL MARKET VALUE		125,793
SOH/AGL Deduction		54,247
ASSESSED VALUE		71,546
TOTAL EXEMPTION VALUE	HX HB DX	51,546
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		125,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1068/0629	12/23/2003	QC	Q	I	01	34,500
GRANTOR: POLLY ABBEY						
GRANTEE: WALLACE						
0859/1561	5/29/1998	WD	Q	I		45,000
GRANTOR: JANE CRAWLEY						
GRANTEE: POLLY ABBEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S25 E26 FOP= S4 E8 N4 W8$ E21 FCP= E10 N18 W10 S18$ N18 UST= E10 N7 W10 S7$ N7$.

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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	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	12,282.68	SF		1.00	1.00	1.00	0.95	0.95	11,669							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.28 Total Land Value: 11,669 Market: 0 Agricultural: 0 Common: 11,669 PRINTED 11/20/2025 BY SYS