

LOT 2 BLOCK 3 HOLLIDAY HEIGHTS R
DC 723-375, LE 955-2719, DC 1079

SEGREST VICTORIA R
634 NW HOLIDAY DR
LAKE CITY, FL 32055

2026

31-3S-17-06136-000



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	12	HARDWOOD 80
Interior Floo	13	LAM/VNLPLK 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	1,148	100		1,148	142,207
FCP	240	25	2022	60	7,432
FOP	32	30		10	1,239
FSP	228	40		91	11,273
FST	108	55		59	7,309
TOTALS	1,756			1,368	169,460

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT 1,000.00	1,000.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	0.00
3	0296	SHED METAL	0	100	0	0	1.00	UT 400.00	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	-1 0.00	0.00	12,372.39

REVIEW DATE 08/15/2016 BY DF

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,368	126.4000	141.57	193,668	1957	2015	0	0
1 SINGLE FAM 100% - 2023 Heated Area: 1148 HX Base Yr 2023									
634 NW HOLIDAY DR, LAKE CITY									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT 1,000.00	1,000.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	0.00
3	0296	SHED METAL	0	100	0	0	1.00	UT 400.00	400.00

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2	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	0.00
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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					169,460				
TOTAL MARKET OB/XF VALUE					1,200				
TOTAL LAND VALUE - MARKET					11,754				
TOTAL MARKET VALUE					182,414				
SOH/AGL Deduction					2,919				
ASSESSED VALUE					179,495				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					128,773				
TOTAL JUST VALUE					182,414				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					184,834				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1469/2621	6/24/2022	WD	Q	I	01	175,500	
GRANTOR: ROSS AUDREY "CATHERIN							
GRANTEE: SEGREST VICTORIA R							
1468/113	6/02/2022	PB	U	I	18	0	
GRANTOR: CLERK OF COURT (ROSS							
GRANTEE: ROSS AUDREY "CATHER							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W41 S28 E23 E18 N19 N9 \$									
FSP=[ORIG=0,28] E12 N19 W12 S19 \$									
FST=[ORIG=0,9] E12 N9 W12 S9 \$									
FOP=[ORIG=-18,28] S4 E8 N4 W8 \$									
FCP=[YR=2022;ORIG=0,28] E12 S20 W12 N20 \$									

TOTAL OB/XF									
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1	0166	CONC, PAVMT	0	100	0	0	1.00	UT 1,000.00	1,000.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	0.00
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