LOT 3 BLOCK 3 HOLLIDAY HEIGHTS
REPLAT. ORB 468-620, 769-1192,
AFD 1222-1989, QC 1262-2017,

MADDOX OTTIE VESTEL
618 NW HOLIDAY DR
LAKE CITY, FL 32055

2026

31-3S-17-06137-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

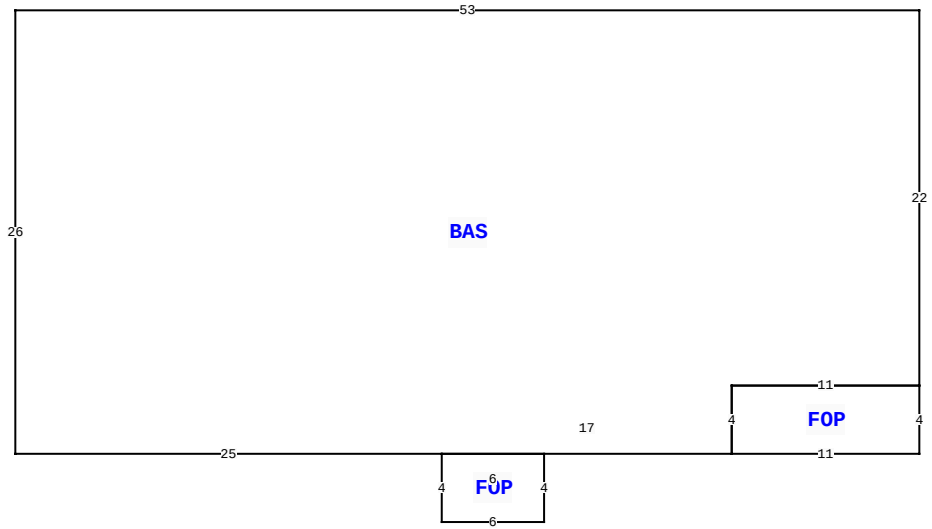
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	1,334	100		1,334	111,492
FOP	24	30		7	585
FOP	44	30		13	1,087
TOTALS	1,402			1,354	113,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	114.8000	128.58	174,097	1959	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1334 HX Base Yr 2015



618 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		113,163
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		11,963
TOTAL MARKET VALUE		126,426
SOH/AGL Deduction		57,056
ASSESSED VALUE		69,370
TOTAL EXEMPTION VALUE	HX HB	44,370
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1953	1/24/2014	WD	Q	I	01	70,000
GRANTOR: ALLEN M SR & DEBRA P						
GRANTEE: OTTIE VESTEL MADDOX						
1262/2017	10/07/2013	QC	U	I	11	100
GRANTOR: CRYSTAL MCMANUS SPITZ						
GRANTEE: ALLEN M SR & DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S26 E25 FOP= S4 E6 N4 W6$ E17 FOP= E11 N4 W11 S4$ N4 E11 N22$.

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

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	-1 0.00	0.00	12,592.79	SF		1.00	1.00	1.00	0.95	0.95	11,963							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.29 Total Land Value: 11,963 Market: 0 Agricultural: 0 Common: 11,963 PRINTED 10/06/2025 BY SYS