LOT 12 BLOCK 3 HOLLIDAY HEIGHTS

475-770, 720-817, DC 869-1969, 8

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

2026

31-3S-17-06145-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

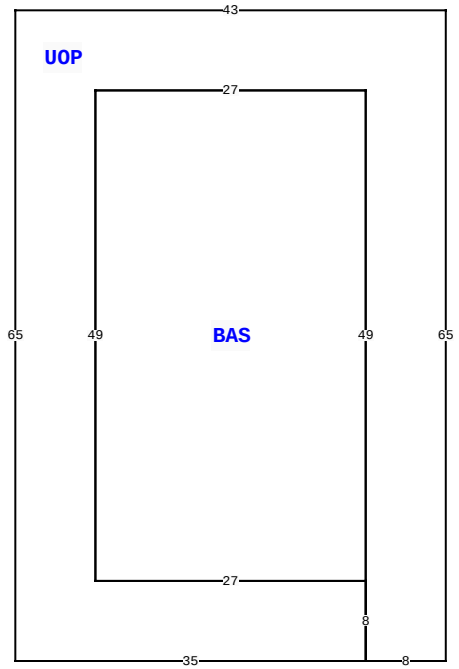
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,323	100		1,323	99,926
UOP	1,472	20		294	22,206
TOTALS	2,795			1,617	122,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,617	103.7520	116.20	187,895	1940	1940	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 1323 HX Base Yr



723 NW RIDGEWOOD AVE, 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	122,132
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	12,234
TOTAL MARKET VALUE	135,266
SOH/AGL Deduction	0
ASSESSED VALUE	135,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,266
TOTAL JUST VALUE	135,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1472/1989	7/22/2022	LE	U	I	14	100
GRANTOR: MADDOX WANDA (LIFE ES						
GRANTEE: MADDOX OTTIE V (RMD						
0871/1990	12/21/1998	WD	Q	I		45,000
GRANTOR: BOWDEN						
GRANTEE: MADDOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N49 W27 S49 E27$ UOP= N49 W27 S49 E27 S8 W35 N65 E43S65 W8 N8$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0		*RSF-1	0.00	0.00	12,877.87	SF		1.00	1.00	1.00	0.95	0.95	12,234							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.30 Total Land Value: 12,234 Market: 0 Agricultural: 0 Common: 12,234 PRINTED 10/06/2025 BY SYS