

LOT 1 BLOCK 4 HOLLIDAY HEIGHTS R
403-359, 615-375, 755-2079, 790-

HEINZER MELISSA ANN
1194 NW ASHLEY ST
LAKE CITY, FL 32055

2026

31-3S-17-06147-000



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	13	LAM/VNLPLK 100
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	1,345	100		1,345	123,825
FGR	525	55		289	26,606
FOP	124	30		37	3,407
FST	80	55		44	4,051
TOTALS	2,074			1,715	157,888

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	80.00	UT	4.50	4.50	
3	0080	DECKING	0	0	10	12	120.00	UT	5.00	5.00	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		*RSF	-1 0.00	0.00	13,318.91	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,715	119.5600	133.91	229,656	1960	2000	0	0	0	31.25	68.75	
2 SINGLE FAM 0% - 2024 Heated Area: 1345 HX Base Yr													
1194 NW ASHLEY ST, LAKE CITY													

BLD DATE				LGL DATE				04/27/2022		MLU	
XF DATE				LAND DATE							
INC DATE				AG DATE							

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
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1											
VALUATION BY						STANDARD					
Tax Group: 1						Tax Dist:					
BUILDING MARKET VALUE						157,888					
TOTAL MARKET OB/XF VALUE						2,310					
TOTAL LAND VALUE - MARKET						12,653					
TOTAL MARKET VALUE						172,851					
SOH/AGL Deduction						0					
ASSESSED VALUE						172,851					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						172,851					
TOTAL JUST VALUE						172,851					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						175,722					

SALE:1:1: LOT 1 BLK 4 HOLLIDAY HEIGHTS REPLAT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1491/2362	5/31/2023	WD	Q	I	01	225,000			
GRANTOR:BUCHANAN JAMES G									
GRANTEE:HEINZER MELISSA ANN									
1436/1720	4/05/2021	WD	U	I	11	100			
GRANTOR:BUCHANAN CONSTANCE M									
GRANTEE:BUCHANAN JAMES G									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W49 S25 E26 FOP= S4 E31N4 W31\$ E31 FGR= E21 N25 W21 S25\$ N15 FST= N10 W8 S10 E8\$ W8 N10\$.											