COMM AT SE COR OF NW1/4 OF SEC
RUN N 596.70 FT, W 694.05 FT
FOR POB, CONT W 142.49 FT, S

ROCHE JACOB M/ROCHE ANNA J
P O BOX 383
LAKE CITY, FL 32056-0383

2027

01-5S-16-03390-015

BUILDING CHARACTERISTICS

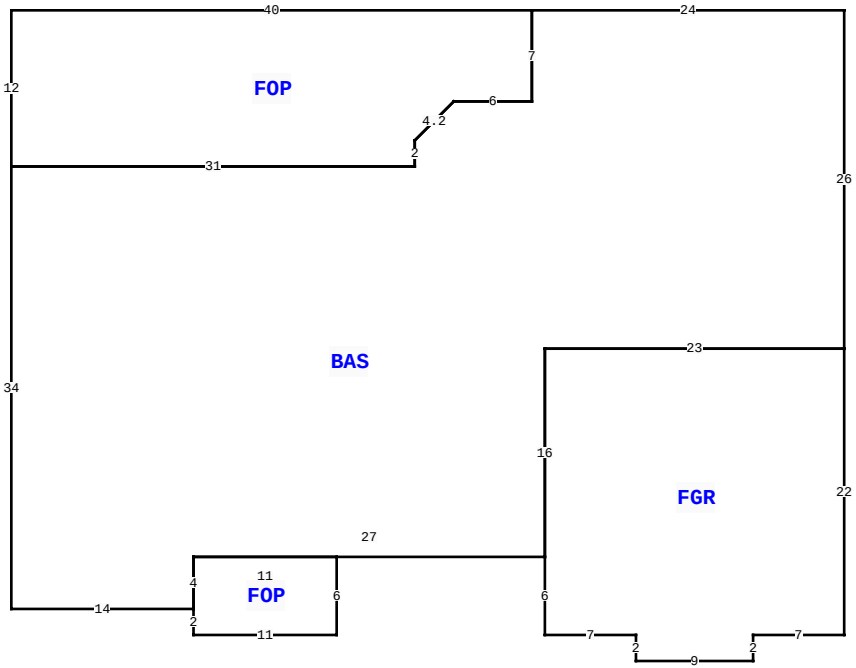
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100		1,937	203,197
FGR	524	55		288	30,212
FOP	66	30		20	2,098
FOP	440	30		132	13,847
TOTALS	2,967			2,377	249,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,377	121.0968	133.21	316,640	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2009 Heated Area: 1937 HX Base Yr 2009



258 SW HOLLY GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,278.00	UT	3.00	3.00	100	2008	2008	3	100	6,834	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		249,354
TOTAL MARKET OB/XF VALUE		9,634
TOTAL LAND VALUE - MARKET		26,910
TOTAL MARKET VALUE		285,898
SOH/AGL Deduction		70,001
ASSESSED VALUE		215,897
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,486
TOTAL JUST VALUE		285,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26040	SFR	569	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/2517	11/30/2006	WD	U	V	08	17,000
GRANTOR: VANDERPOOL						
GRANTEE: ROCHE						
1056/0422	8/26/2005	WD	Q	V		26,000
GRANTOR: STEWART						
GRANTEE: VANDERPOOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W40 S12 E31 N2 R3 U3 E6 N7$ S7 W6 D3 L3 S2 W31 S34 E14 FOP= S2 E11 N6 W11 S4$ N4 E27 FGR= S6 E7 S2 E9 N2 E7 N22 W23 S16$ N16 E23 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,634

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			0.00	0.00	1.17	AC		1.00	1.00	1.00	23,000.00	23,000.00	26,910							

REVIEW DATE 01/12/2026 BY KS Total Acres: 1.17 Total Land Value: 26,910 Market: 0 Agricultural: 0 Common: 26,910 PRINTED 11/16/2026 BY SYS