COMM AT SE COR OF NW1/4, RUN N 596.70 FT, W 9.11 FT TO W R/W SW LITTLE RD FOR POB, CONT W

CONTINI MEGAN
128 SW HOLLY GLN
LAKE CITY, FL 32024

2027

01-5S-16-03390-018

BUILDING CHARACTERISTICS

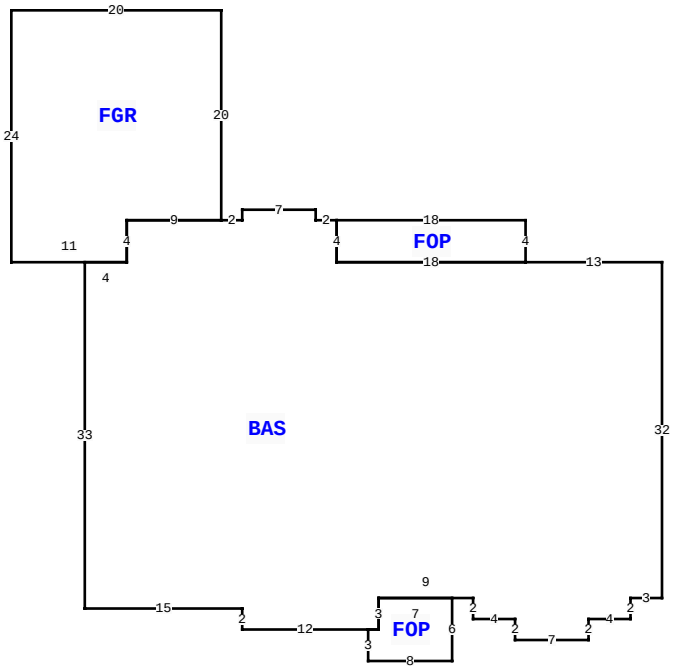
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,945	100		1,945	242,701
FGR	444	55		244	30,447
FOP	45	30		14	1,747
FOP	72	30		22	2,745
TOTALS	2,506			2,225	277,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	135.0414	148.55	330,524	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2018 Heated Area: 1945 HX Base Yr 2018



128 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,848.00	UT	1.00	1.00	100	2009	2009	3	100	1,848	
3	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,640
TOTAL MARKET OB/XF VALUE		3,248
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		303,888
SOH/AGL Deduction		77,298
ASSESSED VALUE		226,590
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,179
TOTAL JUST VALUE		303,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27286	SFR	735	08/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/1934	8/30/2016	WD	Q	I	01	230,000
GRANTOR: JONATHAN J & NAOMI RI						
GRANTEE: MEGAN CONTINI						
1170/0817	3/26/2009	WD	Q	I	01	250,000
GRANTOR: ADAM & LEAH PAPKA						
GRANTEE: JONATHAN J & NAOMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N4 W18 S4 E18$ W18 N4 W2 N1 W7 S1 W2 FGR= N20 W20 S24 E11 N4 E9$ W9 S4 W4 S33 E15 S2 E12 FOP= S3 E8 N6 W7 S3 W1$ E1 N3 E9 S2 E4 S2 E7 N2 E4 N2 E3 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,248

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 01/12/2026 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS