

COMM AT SE COR OF NW1/4, N 596.7 FT FOR POB, CONT W 142.47 FT, S 142.47 FT, N 356.69 FT TO POB.

CHRISTMAS GARY/CHRISTMAS CHERYL
276 SW HOLLY GLN
LAKE CITY, FL 32024

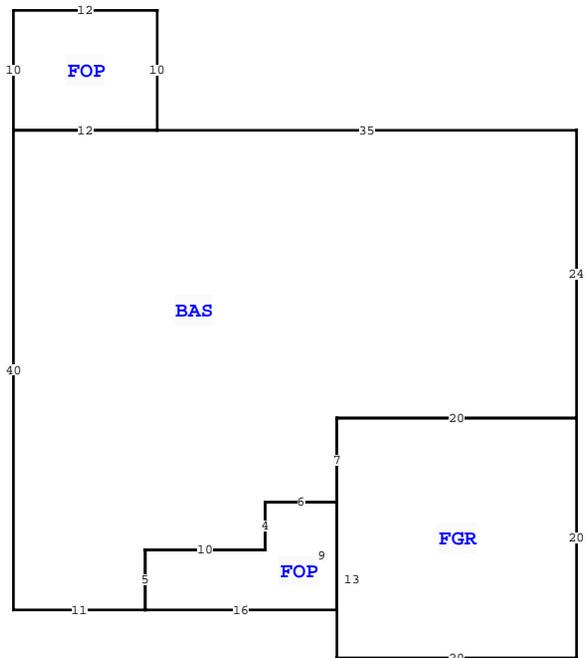
2026

01-5S-16-03390-019



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026		Heated Area: 1456					HX Base Yr			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	175,666
FGR	400	55		220	26,543
FOP	104	30		31	3,740
FOP	120	30		36	4,343
TOTALS	2,080			1,743	210,292

276 SW HOLLY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	MLU

L N	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	0	0	1,229.00	UT	3.00	3.00	100	2006	2006	3	100	3,687	

TOTAL OB/XF 3,687

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	23,000.00	23,000.00	26,910							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				210,292
TOTAL MARKET OB/XF VALUE				3,687
TOTAL LAND VALUE - MARKET				26,910
TOTAL MARKET VALUE				240,889
SOH/AGL Deduction				0
ASSESSED VALUE				240,889
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				240,889
TOTAL JUST VALUE				240,889
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				231,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055316	Roof Replacement	12,897	03/25/2026
24573	SFR	486	05/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1293	4/09/2026	WD Q	Q	I	01	310,000

GRANTOR: POLLARD JESSICA NADEN
GRANTEE: CHRISTMAS GARY
1551/2571 8/14/2025 QC U I 11 100
GRANTOR: CARLEN JASON HOWARD
GRANTEE: POLLARD JESSICA NAD

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W35 FOP= N10 W12 S10 E12\$ W12 S40 E11 FOP= E16 N9 W6 S4 W10 S5\$ N5 E10 N4 E6 FGR= S13 E20 N20 W20 S7\$ N7 E20 N24\$.