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

2027

01-5S-16-03390-019

BUILDING CHARACTERISTICS

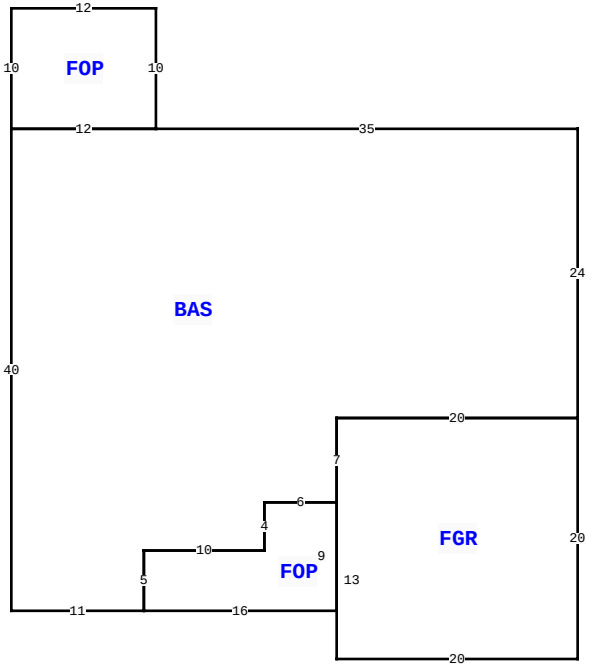
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	01	01 100
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	1,456	100		1,456	177,868
FGR	400	55		220	26,875
FOP	104	30		31	3,787
FOP	120	30		36	4,398
TOTALS	2,080			1,743	212,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,743	130.6536	143.72	250,504	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2026 Heated Area: 1456 HX Base Yr



276 SW HOLLY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1,229.00	UT	3.00	3.00	100	2006	2006	3	100	3,687	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	212,928
TOTAL MARKET OB/XF VALUE	3,687
TOTAL LAND VALUE - MARKET	26,910
TOTAL MARKET VALUE	243,525
SOH/AGL Deduction	0
ASSESSED VALUE	243,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,525
TOTAL JUST VALUE	243,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,190

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 3,687

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		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	23,000.00	23,000.00	26,910							

REVIEW DATE 09/21/2026 BY TP Total Acres: 1.17 Total Land Value: 26,910 Market: 0 Agricultural: 0 Common: 26,910 PRINTED 11/17/2026 BY SYS