

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

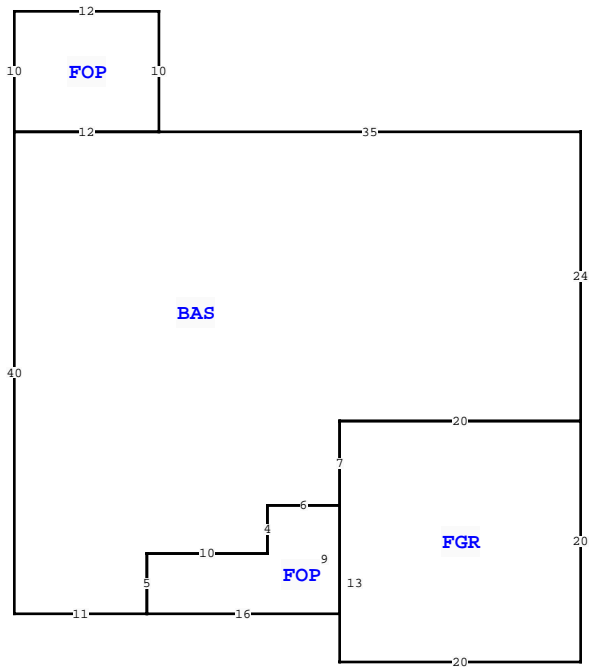
2026

01-5S-16-03390-019



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	1,456	100	
FGR	400	55	
FOP	104	30	
FOP	120	30	
TOTALS	2,080		
		1,743	206,593

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		255,053	2006	2006	0	0	19.00	81.00		
Heated Area: 1456 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	206,593			
TOTAL MARKET OB/XF VALUE	3,687			
TOTAL LAND VALUE - MARKET	26,910			
TOTAL MARKET VALUE	237,190			
SOH/AGL Deduction	0			
ASSESSED VALUE	237,190			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	237,190			
TOTAL JUST VALUE	237,190			
NCON VALUE	0			
INCOME VALUE	0			
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	U	I	11	100
GRANTOR: CARLEN JASON HOWARD						
GRANTEE: POLLARD JESSICA NAD						

EXTRA FEATURES																
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	

276 SW HOLLY GLN, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/14/2026 MLU

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										
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							