COMM AT SE COR OF NW1/4, RUN N 5
330.49 FT FOR POB, CONT W 161.56
FT, E 161.57 FT, S 297.31 FT TO

JOHNSON MELISSA/JOHNSON DANIEL
183 SW HOLLY GLN
LAKE CITY, FL 32024

2027

01-5S-16-03390-025

BUILDING CHARACTERISTICS

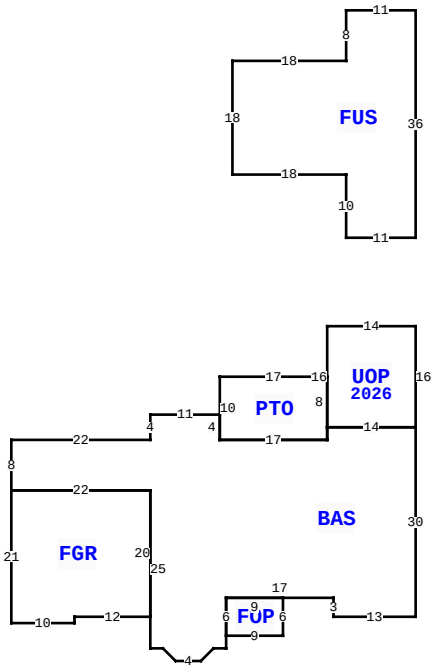
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,445	100		1,445	199,456
FGR	450	55		248	34,232
FOP	54	30		16	2,209
FUS	720	100		720	99,383
PTO	170	5		8	1,104
UOP	224	20	2026	45	6,211
TOTALS	3,063			2,482	342,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	154.9203	170.41	422,958	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2026 Heated Area: 2165 HX Base Yr 2026



183 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	100	0	0	708.00	UT	3.00	3.00	100	2006	2006	3	100	2,124	
2	0166	CONC,PAVMT	0	100	0	0	2,653.00	UT	2.25	2.25	100	2009	2009	3	100	5,969	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2021	2020		100	10,000	
5	0060	CARPORT F	0	100	25	22	550.00	UT	8.00	8.00	100	2026	2025		100	4,400	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
7	0060	CARPORT F	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		342,596
TOTAL MARKET OB/XF VALUE		30,293
TOTAL LAND VALUE - MARKET		25,300
TOTAL MARKET VALUE		398,189
SOH/AGL Deduction		0
ASSESSED VALUE		398,189
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,778
TOTAL JUST VALUE		398,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048987	Roof Replacement	19,000	01/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/685	12/05/2025	WD	Q	I	01	515,000
GRANTOR: VAN HOFWEGEN MADISON						
GRANTEE: JOHNSON MELISSA						
1516/2303	6/12/2024	WD	U	I	11	100
GRANTOR: WILLIAMS RICHARD LEE						
GRANTEE: VAN HOFWEGEN MADISO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 S2 W17 N4 W11 S4 W22 S8 E22 S25 E2 D2R2 E4
U2R2 E2 N2 N6 E17 S3 E13 N30 $
FUS=[ORIG=0,-30] N36 W11 S8 W18 S18 E18 S10 E11 $
FGR=[ORIG=-64,10] S21 E10 N1 E12 N20 W22 $
PTO=[ORIG=-14,0] N8 W17 S10 E17 N2 $
FOP=[ORIG=-30,33] E9 N6 W9 S6 $
UOP=[YR=2026;ORIG=-14,0] N16 E14 S16 W14 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,293

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	1.10	AC		1.00	1.00	1.00	23,000.00	23,000.00	25,300							

REVIEW DATE 02/13/2026 BY TP Total Acres: 1.10 Total Land Value: 25,300 Market: 0 Agricultural: 0 Common: 25,300 PRINTED 11/17/2026 BY SYS