COMM AT SE COR OF NW1/4, RUN N 5
979.01 FT TO POB, W 349.91 FT, N
346.96 FT, S 297.24 FT TO POB.

DIAZ DE ARCE DANIEL/DIAZ DE ARCE CYNTHIA A
285 SW HOLLY GLN
LAKE CITY, FL 32024

2027

01-5S-16-03390-032

BUILDING CHARACTERISTICS

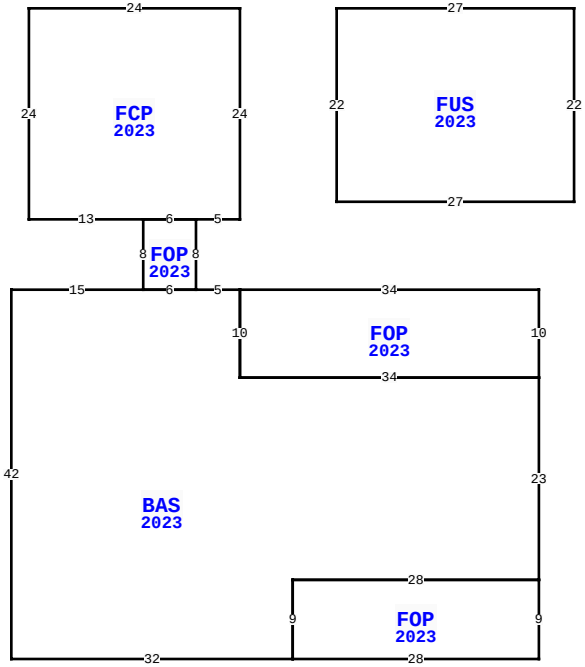
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,928	100	2023	1,928	251,518
FCP	576	25	2023	144	18,786
FOP	48	30	2023	14	1,827
FOP	252	30	2023	76	9,914
FOP	340	30	2023	102	13,306
FUS	594	100	2023	594	77,490
TOTALS	3,738			2,858	372,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,858	122.2650	134.49	384,372	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2522 HX Base Yr 2023



285 SW HOLLY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	372,841
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	28,920
TOTAL MARKET VALUE	402,841
SOH/AGL Deduction	6,637
ASSESSED VALUE	396,204
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	344,793
TOTAL JUST VALUE	402,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2190	2/19/2021	WD	U	V	30	20,000

GRANTOR: LATIMER JOSHUA DANIEL

GRANTEE: DIAZ DE ARCE DANIEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-1,20] S42 E32 N9 E28 N23 W34 N10 W5 W6 W15 $
FUS=[YR=2023;ORIG=36,-12] E27 S22 W27 N22 $
FOP=[YR=2023;ORIG=25,20] E34 S10 W34 N10 $
FOP=[YR=2023;ORIG=31,53] E28 S9 W28 N9 $
FOP=[YR=2023;ORIG=14,12] E6 S8 W6 N8 $
FCP=[YR=2023;ORIG=1,-12] S24 E13 E6 E5 N24 W24 $
.

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	360.00	UT	3.00	3.00	100	2023	2022		100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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			0.00	0.00	2.41	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,920							

REVIEW DATE 01/12/2026 BY KS Total Acres: 2.41 Total Land Value: 28,920 Market: 0 Agricultural: 0 Common: 28,920 PRINTED 11/17/2026 BY SYS