SW1/4 OF SW1/4 EX 14.45 AC FOR C
S/D & COMM SW COR RUN E 1403.85
E 778.63 FT FOR POB, N 60.08 FT,

HOLLINGSWORTH TROY M
236 SW WINGS TER
LAKE CITY, FL 32025

2026

07-4S-17-08106-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,440
TOTAL MARKET VALUE	4,540
SOH/AGL Deduction	0
ASSESSED VALUE	4,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,540
TOTAL JUST VALUE	85,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,040

SALE:1:1: 1/3 INT ONLY-TOTAL PD $120000. ORB 674-3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36645	SFR	1,958	04/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/1874	8/09/2016	WD	U	V	11	0
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: TROY M HOLLINGSWORT						
1320/0027	8/09/2016	WD	Q	V	05	115,000
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: TROY M HOLLINGSWORT						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.68	AC		1.00	1.00	1.00	280.00	280.00	1,870							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	10.68	AC		1.00	1.00	1.00	8,000.00	8,000.00	85,440							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 12.68 Total Land Value: 4,540 Market: 85,440 Agricultural: 4,540 Common: 0 PRINTED 06/23/2026 BY SYS