

COMM SW COR OF SW1/4 OF SW1/4  
OF SEC, N 624.14 FT TO POB,  
CONT N 180.19 FT, E 515.23 FT,

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

**2026**

07-4S-17-08106-010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,778	100	
FOP	104	30	
FOP	104	30	
FOP	145	30	
FOP	700	30	
FUS	1,828	100	
TOTALS	5,659		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	100%	- 2020																				
Heated Area: 4606						HX Base Yr 2020																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/09/2025	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			675,033
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			76,080
TOTAL MARKET VALUE			683,042
SOH/AGL Deduction			182,995
ASSESSED VALUE			500,047
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			448,636
TOTAL JUST VALUE			751,113
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			750,221
SALE:3:1: 1/3 INT ONLY-TOTAL PD \$120000. ORB 674-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 PROPRTIE						
GRANTEE: TROY M HOLLINGSWORT						
1320/0027	8/09/2016	WD	Q	V	05	115,000
GRANTOR: F C CARROLL PROPRTIE						
GRANTEE: TROY M HOLLINGSWORT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W4 FOP= N14 W50 S14 E50 S22 W6 S11 FOP= S8 E13 N8 W13 S18 E12 FOP= S5 E17 N5 W1 N4 W15 S4 W1 S E1 N4 E15 S4 E16 N10 FOP= E13 N8 W13 S8 S8 N8 E13 N11 W6 N22 PTR= E40 FUS= E13 N18 E16 S18 E15 N18 E7 N33 W23 S11 W4 S13 W13 N11 W18 S20 E7 S18 W40 S.			

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	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009							
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,080							