LOTS 1, 2, 6, 7 & E 20 FT LOT 8
A DIXIE VILLA S/D.

HOLLINGSWORTH DAVID HAROLD/HOLLINGSWORTH BONITA C
139 SW HIGH ST
LAKE CITY, FL 32025

2027

08-4S-17-08199-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

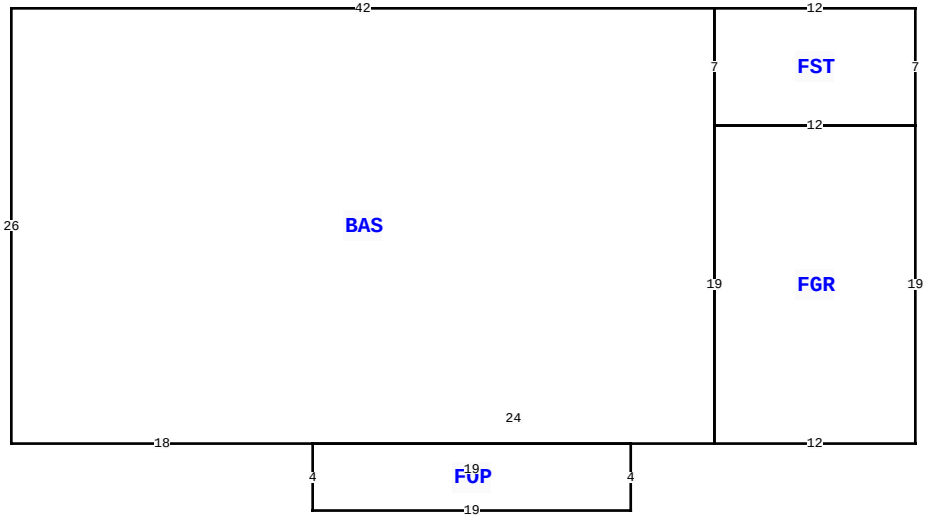
NEIGHBORHOOD/LOC 8417.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	96,824
FGR	228	55		125	11,083
FOP	76	30		23	2,039
FST	84	55		46	4,079
TOTALS	1,480			1,286	114,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,286	124.0050	136.41	175,423	1970	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1092 HX Base Yr 2020



139 SW HIGH ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 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	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,025
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		31,748
TOTAL MARKET VALUE		147,073
SOH/AGL Deduction		31,865
ASSESSED VALUE		115,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,797
TOTAL JUST VALUE		147,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041832	Roof Replacement	8,411	04/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0530	5/18/2019	WD	Q	I	05	101,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: DAVID HAROLD & BONI						
1356/2312	3/10/2018	WD	U	I	30	65,000
GRANTOR: LAWRENCE HINES & JIAN						
GRANTEE: LOTUS PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E18 FOP= S4 E19 N4 W19$ E24 FGR= E12 N19W12 S19$ N19 FST= E12 N7 W12S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		RSF-2	250.00	140.00	23,089.65	SF		1.00	1.00	1.25	1.10	1.38	31,748							

REVIEW DATE 06/21/2021 BY JS Total Acres: 0.53 Total Land Value: 31,748 Market: 0 Agricultural: 0 Common: 31,748 PRINTED 11/17/2026 BY SYS