THE WEST 5 AC OF THE FOLLOWING D
THAT LIES S OF THE SOUTHERLY MAI
SE HIGH FALLS RD: E1/2 OF NE1/4

HOLLOWAY SAMANTHA
4429 SE HIGH FALLS RD
LAKE CITY, FL 32025

2027

12-5S-17-09216-009

BUILDING CHARACTERISTICS

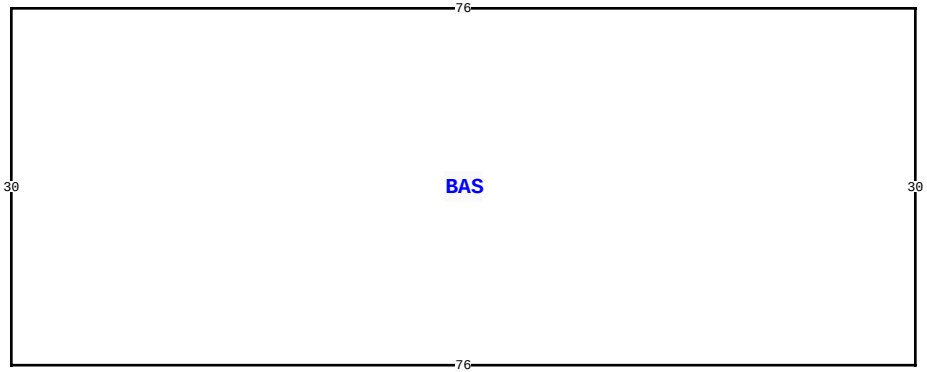
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	198,570
TOTALS	2,280			2,280	198,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	114.2000	106.21	242,159	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 2280 HX Base Yr 2017



4429 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,570
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		272,470
SOH/AGL Deduction		139,516
ASSESSED VALUE		132,954
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		76,543
TOTAL JUST VALUE		272,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34003	M H	563	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/323	4/09/2024	PB	U	I	18	0
GRANTOR: HOLLOWAY KEITH AARON						
GRANTEE: HOLLOWAY SAMANTHA						
1313/1607	4/20/2016	WD	U	V	11	100
GRANTOR: BRENDA GAYE WOOD FLAN						
GRANTEE: KEITH AARON HOLLOWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	100			0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 08/01/2017 BY DF Total Acres: 4.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS