COMM SW COR OF SE1/4 OF SE1/4, N
POB, CONT N 84.20 FT, W 70.15 FT
LINE OF S1/2 OF S1/2 OF SE1/4, R

HOLLIDAY LISA ANN
P O BOX 2571
LAKE CITY, FL 32056-2571

2027

14-4S-17-08340-000

BUILDING CHARACTERISTICS

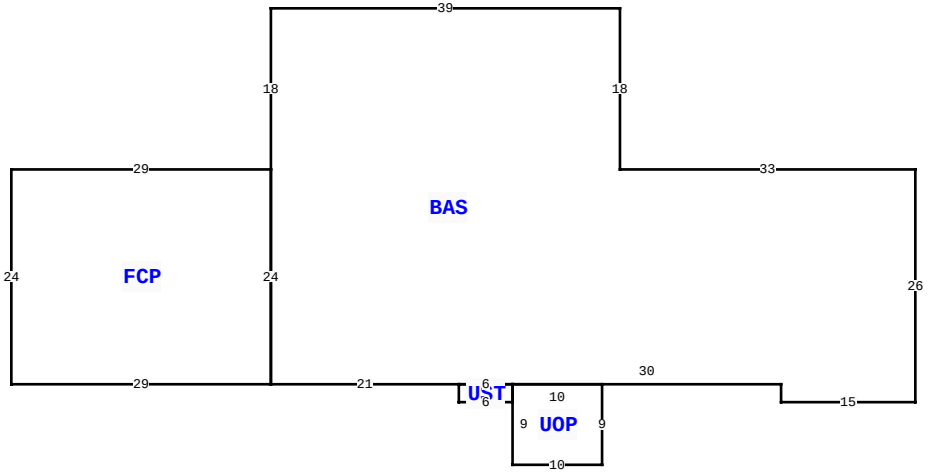
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100		2,460	185,804
FCP	696	25		174	13,142
UOP	90	20		18	1,360
UST	12	45		5	378
TOTALS	3,258			2,657	200,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,657	105.6330	116.20	308,743	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 2460 HX Base Yr 2006



3994 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	22	32	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	900	
8	0327	STABLES-SM	0	100	30	50	1,500.00	UT	5.00	5.00	100	2005	2005	3	100	7,500	
9	0251	LEAN TO W/	0	100	18	50	400.00	UT	2.00	2.00	100	2005	2005	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,683
TOTAL MARKET OB/XF VALUE		26,036
TOTAL LAND VALUE - MARKET		48,120
TOTAL MARKET VALUE		274,839
SOH/AGL Deduction		146,193
ASSESSED VALUE		128,646
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,235
TOTAL JUST VALUE		274,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18866	PUMP/UTPOL	30	10/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1483	2/03/2023	WD	U	V	11	0
GRANTOR: GAY TEVIS J						
GRANTEE: HOLLIDAY LISA ANN						
1233/1474	4/14/2012	QC	U	I	11	100
GRANTOR: R-L-B TRUST, TIMOTHY-						
GRANTEE: LISA ANN HOLLIDAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 N18 W39 S18 FCP= W29 S24 E29 N24$ S24 E21 UST= S2 E6 N2 W6$ E6 UOP= S9 E10 N9 W10$ E30 S2 E15 N26$.

LAND DESCRIPTION

TOTAL OB/XF 26,036

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		A-1	0.00	0.00	3.87	AC		1.00	1.00	1.00	12,000.00	12,000.00	46,440							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.14	AC		1.00	1.00	1.00	12,000.00	12,000.00	1,680							

REVIEW DATE 04/24/2017 BY DF Total Acres: 4.01 Total Land Value: 48,120 Market: 0 Agricultural: 0 Common: 48,120 PRINTED 11/17/2026 BY SYS