LOT 20 RIVER RISE S/D UNIT 1.

WD 1081-775, WD 1168-737, QC 134

HOLLOWAY MEGAN M
152 SW GREY WAY
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-220

BUILDING CHARACTERISTICS

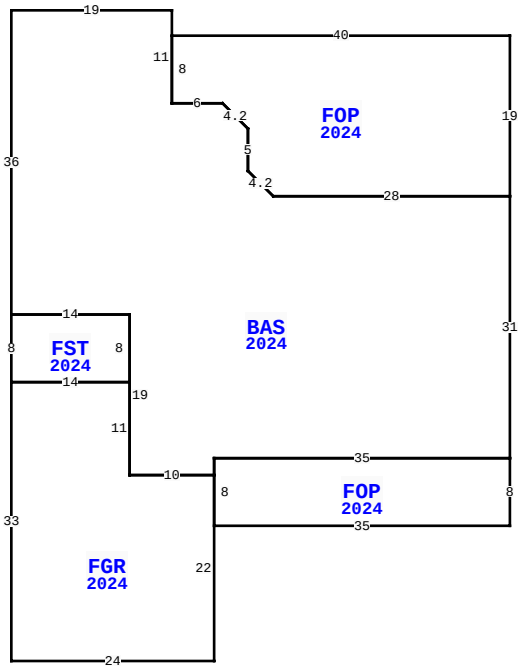
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC		16717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2024	2,128	264,372
FGR	682	55	2024	375	46,588
FOP	280	30	2024	84	10,436
FOP	661	30	2024	198	24,598
FST	112	55	2024	62	7,703
TOTALS	3,863			2,847	353,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,847	115.2480	126.77	360,914	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2128 HX Base Yr 2024



152 SW GREY WAY, HIGH SPRINGS

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,500.00	UT	3.00	3.00	100	2024	2023		100	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		353,696
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		443,196
SOH/AGL Deduction		0
ASSESSED VALUE		443,196
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,785
TOTAL JUST VALUE		443,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045894	New Residential C	275,000	11/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1834	7/22/2022	QC	U	V	11	100
GRANTOR: HOLLOWAY LEE A						
GRANTEE: HOLLOWAY MEGAN M						
1387/1794	6/26/2019	WD	Q	V	01	60,000
GRANTOR: PAUL COPELAND						
GRANTEE: LEE A HOLLOWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,20] W19 S36 E14 S19 E10 N2 E35 N31 W28 U3L3 N5 U3L3 W6 N11 $
FGR=[YR=2024;ORIG=75,64] W14 S33 E24 N22 W10 N11 $
FOP=[YR=2024;ORIG=120,23] W40 S8 E6 D3R3 S5 D3R3 E28 N19 $
FOP=[YR=2024;ORIG=85,73] E35 S8 W35 N8 $
FST=[YR=2024;ORIG=61,56] E14 S8 W14 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 5.02 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS