

LOT 21 RIVER RISE S/D UNIT 1.
WD 1078-1271, WD 1162-904, WD 120

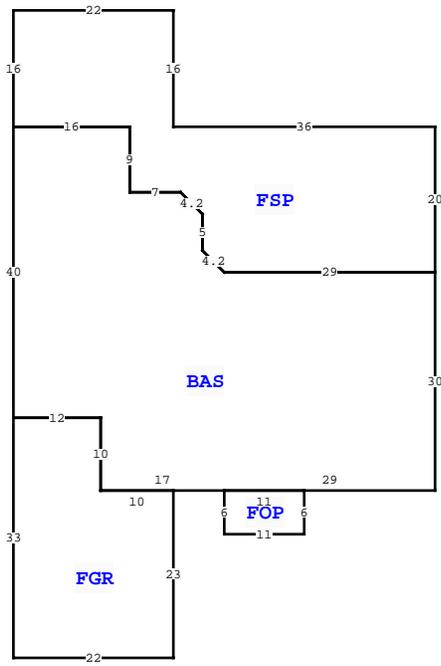
HOLLOWAY LEE A/HOLLOWAY DEBORA M
218 SW GREY WAY
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-221
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	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
BAS	2,050	100	
FGR	626	55	
FOP	66	30	
FSP	1,082	40	
TOTALS	3,824		

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	112.6944	128.47	365,754	2011	2011	0	0	14.00	86.00
1 SINGLE FAM			100% - 2019	Heated Area: 2050			HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			314,548	
TOTAL MARKET OB/XF VALUE			20,033	
TOTAL LAND VALUE - MARKET			102,000	
TOTAL MARKET VALUE			436,581	
SOH/AGL Deduction			125,538	
ASSESSED VALUE			311,043	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			259,632	
TOTAL JUST VALUE			436,581	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			416,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29306	STORAGE	50	04/13/2011
29046	SFR	1,072	12/06/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1903	4/01/2026	WD	U	I	11	100

GRANTOR: FINCH MEGAN FKA MEGAN
GRANTEE: HOLLOWAY LEE ANTHON
1377/0430 1/23/2019 QC U I 11 0
GRANTOR: MEGAN M HOLLOWAY
GRANTEE: LEE A & DEBORA M HO

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS= S40 FGR= S33 E22 N23 W10 N10 W12\$ E12 S10 E17 FOP= S6 E11 N6 W11\$ E29 N30 FSP= N20 W36 N16 W22 S16 E16 S9 E7 D3 R3 S5 D3 R3 E29\$W29 L3 U3 N5 L3 U3 W7 N9 W16\$.	

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	5,296.00	UT	2.00	2.00	90	2011	2011	3	90	9,533	
3	0040	BARN, POLE	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	7,500	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

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	DPH 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	1.20	85,000.00	102,000.00	102,000							