LOT 3 CREEK RUN PLANTATION S/D.
WD 1386-572, WD 1429-1233, WD 15

WALKER GEORGE EARL JR
570 SE HOLLY TER
LAKE CITY, FL 32025

2027

21-4S-17-08631-103

BUILDING CHARACTERISTICS

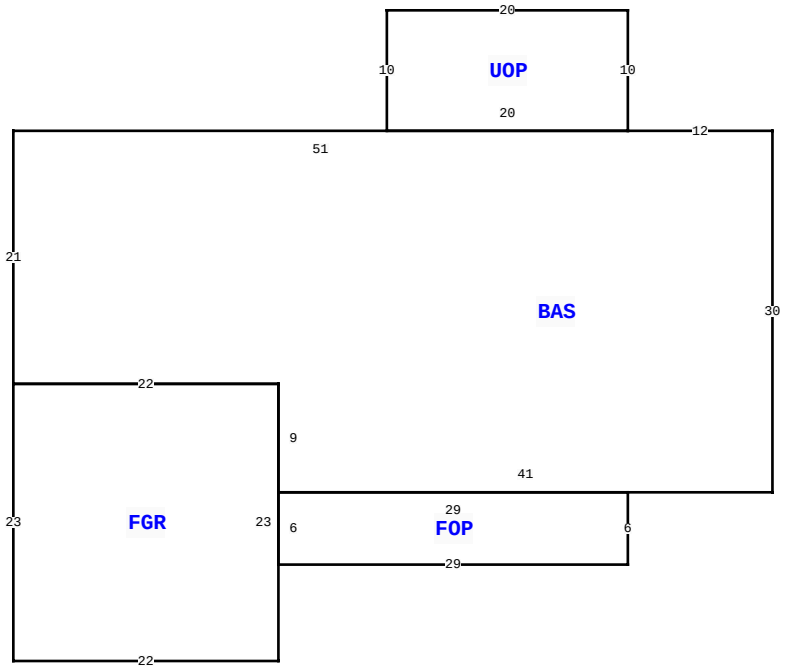
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		21417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	231,479
FGR	506	55		278	38,032
FOP	174	30		52	7,114
UOP	200	20		40	5,473
TOTALS	2,572			2,062	282,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,062	132.3135	145.54	300,103	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1692 HX Base Yr 2024



570 SE HOLLY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0260	PAVEMENT-A	0	100	0	0	1,785.00	UT	1.30	1.30	100	2020	2020	3	100	2,321	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,097
TOTAL MARKET OB/XF VALUE		2,321
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,418
SOH/AGL Deduction		0
ASSESSED VALUE		339,418
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,007
TOTAL JUST VALUE		339,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39095	SFR	0	01/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/709	12/08/2023	WD	Q	I	01	375,000
GRANTOR: CHAPMAN JOHN						
GRANTEE: WALKER GEORGE EARL						
1429/1233	1/29/2021	WD	Q	I	01	323,000
GRANTOR: LEV PETER L						
GRANTEE: CHAPMAN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N10 W20 S10 E20$ W51 S21 FGR= S23 E22 N23 W22$ E22 S9 FOP= S6 E29 N6 W29$ E41 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,321

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/15/2023 BY TP Total Acres: 4.70 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS