LOT 9 CREEK RUN PLANTATION S/D.
QC 1292-816, WD 1338-2284, WD 14

WARING JOHN LUCAS
393 SE HOLLY TER
LAKE CITY, FL 32025

2026

21-4S-17-08631-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 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	07	07

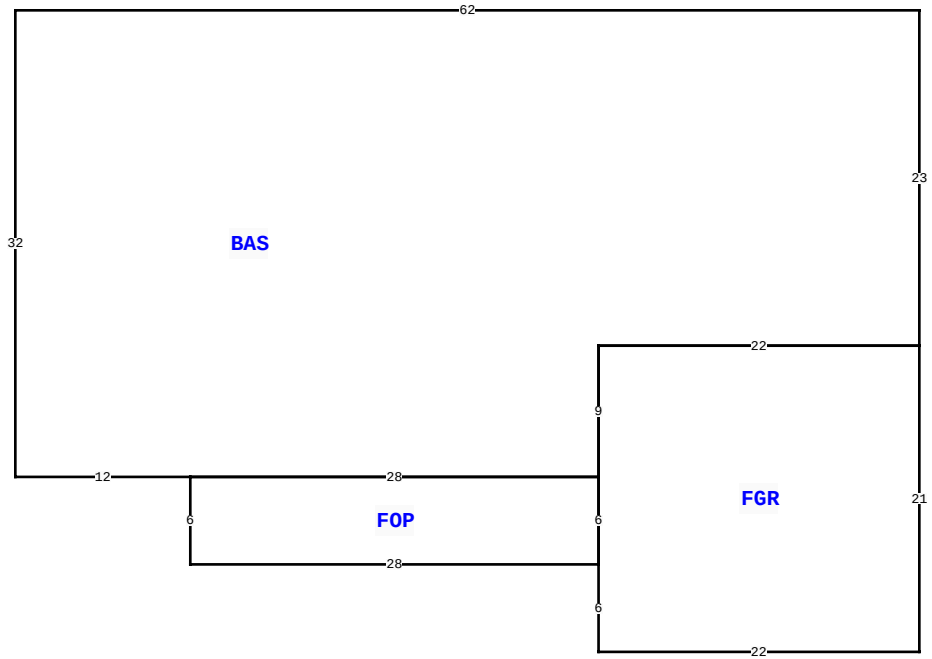
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100		1,786	238,392
FGR	462	55		254	33,903
FOP	168	30		50	6,674
TOTALS	2,416			2,090	278,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	121.9680	139.04	290,594	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2025 Heated Area: 1786 HX Base Yr 2025



393 SE HOLLY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		278,970
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		325,410
SOH/AGL Deduction		0
ASSESSED VALUE		325,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,999
TOTAL JUST VALUE		325,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052450	Generator	0	02/27/2025
000041516	New Residential C	175,000	03/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/420	7/12/2024	WD	Q	I	01	408,000
GRANTOR: SPANO DONALD A						
GRANTEE: WARING JOHN LUCAS						
1448/2261	9/09/2021	WD	Q	I	01	379,000
GRANTOR: LEV PETER L						
GRANTEE: SPANO DONALD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-20,-20] S32 E12 E28 N9 E22 N23 W62 $
FGR=[ORIG=20,3] S9 S6 S6 E22 N21 W22 $
FOP=[ORIG=-8,12] S6 E28 N6 W28 $
.

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	960.00	UT	1.50	1.50	100	2022	2021		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	45,000							

REVIEW DATE 07/22/2024 BY ME Total Acres: 4.82 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/12/2026 BY SYS