LOT 3 BLOCK 1 HOLLIDAY HEIGHTS R
497-189, 637-585, 699-298, 752-1

THOMAS HEATHER BREANNE
1126 NW ASHLEY ST
LAKE CITY, FL 32055

2027

31-3S-17-06104-000

BUILDING CHARACTERISTICS

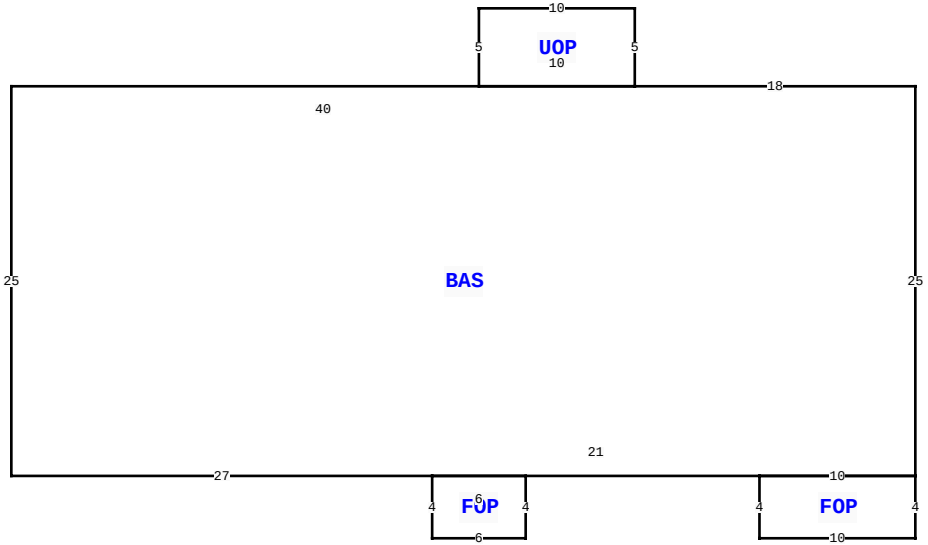
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	120,084
FOP	24	30		7	580
FOP	40	30		12	994
UOP	50	20		10	828
TOTALS	1,564			1,479	122,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,479	115.8300	127.41	188,439	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1450 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1126 NW ASHLEY ST, LAKE CITY

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	122,485
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	16,181
TOTAL MARKET VALUE	139,166
SOH/AGL Deduction	0
ASSESSED VALUE	139,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,166
TOTAL JUST VALUE	139,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,397

SALE:3:1: ASSUMED TWO MORTGAGES

SALE:2:1: ASSUMED TWO MORTGAGES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0694		5,600	08/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/402	3/03/2026	WD	Q	I	01	194,000
GRANTOR: LAKE CITY PROPERTY DE						
GRANTEE: THOMAS HEATHER BREA						
1544/209	6/03/2025	WD	U	I	37	75,000
GRANTOR: DICKENS DAVID						
GRANTEE: LAKE CITY PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N5 W10 S5 E10$W40 S25 E27 FOP= S4 E6 N4 W6$E21
FOP= S4 E10 N4 W10$ E10 N25$.

LAND DESCRIPTION

TOTAL OB/XF 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	0		*RSF-3	0.00	0.00	10,787.23	SF		1.00	1.00	1.00	1.50	1.50	16,181							

REVIEW DATE 05/29/2026 BY TP Total Acres: 0.25 Total Land Value: 16,181 Market: 0 Agricultural: 0 Common: 16,181 PRINTED 11/17/2026 BY SYS