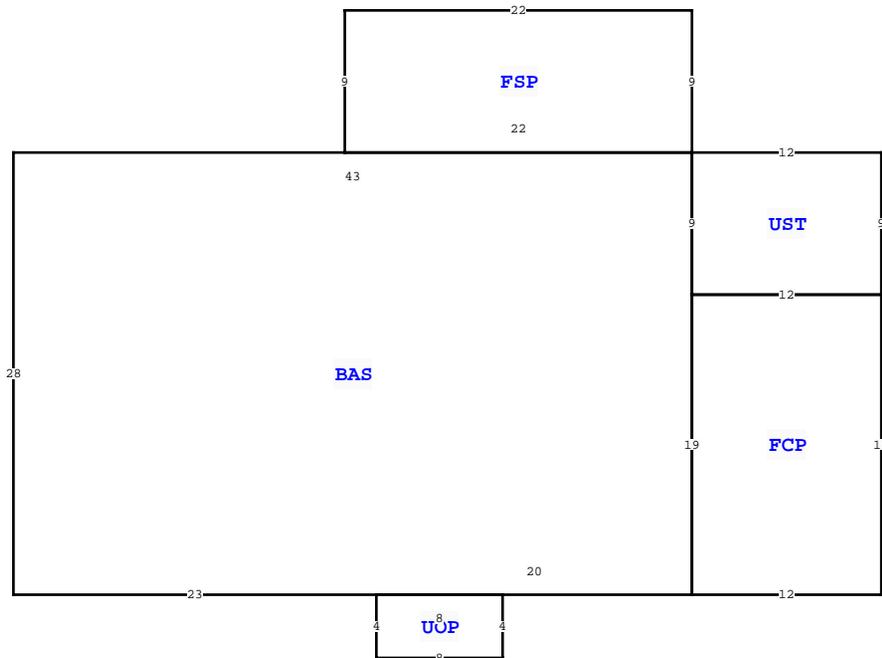




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,395	91.9600	104.83	146,238	1960	1960	0	0	30	35.00	35.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1204 HX Base Yr													



Quality	04 04				
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	1,204	100		1,204	44,175
FCP	228	25		57	2,091
FSP	198	40		79	2,899
UOP	32	20		6	220
UST	108	45		49	1,798
TOTALS	1,770			1,395	51,183

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		51,183	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		13,956	
TOTAL MARKET VALUE		66,639	
SOH/AGL Deduction		0	
ASSESSED VALUE		66,639	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		66,639	
TOTAL JUST VALUE		66,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00346			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1326	3/07/2025	WD	U	I	38	75,000
GRANTOR: KEY QUEEN E						
GRANTEE: IN RECESS HOLDINGS						
1324/1318	10/19/2016	WD	Q	I	01	69,000
GRANTOR: IRIS L SUMMERS						
GRANTEE: QUEEN E KEY						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	0	8	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

563 NW HOLIDAY DR, LAKE CITY		BLD DATE		LGL DATE	05/12/2026	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N9 W22 S9 E22\$ BAS= W43 S28 E23 UOP= S4 E8 N4 W8\$E20	
FCP= E12 N19 W12 S19\$ N19UST= E12 N9 W12 S9\$ N9\$.	

LAND DESCRIPTION		TOTAL OB/XF														1,500								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	11,165.12	SF		1.00	1.00	1.00	1.25	1.25	13,956							