LOT 16 BLOCK 1 HOLLIDAY HEIGHTS
PB 1314-2770, PB 1316-1227, WD 1

IN RECESS HOLDINGS LLC
153 NE MADISON ST
LAKE CITY, FL 32055

2027

31-3S-17-06117-000

BUILDING CHARACTERISTICS

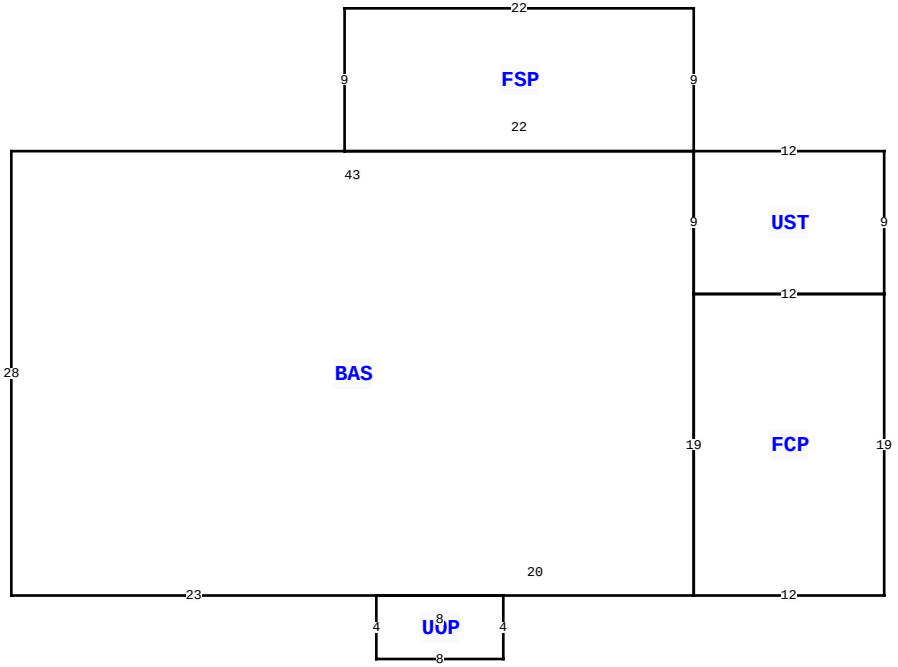
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
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	42,629
FCP	228	25		57	2,018
FSP	198	40		79	2,797
UOP	32	20		6	212
UST	108	45		49	1,735
TOTALS	1,770			1,395	49,391

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	101.16	141,118	1960	1960	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2026 Heated Area: 1204 HX Base Yr



563 NW HOLIDAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	49,391
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	13,956
TOTAL MARKET VALUE	64,847
SOH/AGL Deduction	0
ASSESSED VALUE	64,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,847
TOTAL JUST VALUE	64,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,746

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						

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

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	11,165.12	SF		1.00	1.00	1.00	1.25	1.25	13,956							

REVIEW DATE 07/21/2025 BY TP Total Acres: 0.26 Total Land Value: 13,956 Market: 0 Agricultural: 0 Common: 13,956 PRINTED 11/17/2026 BY SYS