LOT 17 BLOCK 1 HOLIDAY HEIGHTS R

743-2039, 829-058, 879-507, WD 1

SANTIAGO FERNANDO/VELEZ SUELINE
25460 NW 4 AVE
NEWBERRY, FL 32669

2027

31-3S-17-06118-000

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		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

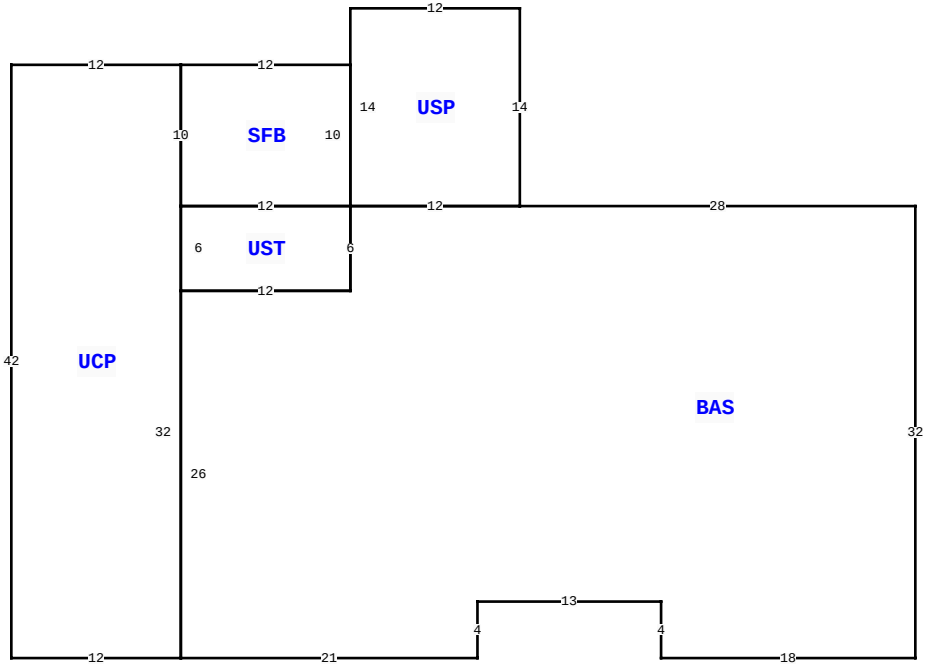
NEIGHBORHOOD/LOC 31317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	110,711
SFB	120	80		96	6,902
UCP	504	20		101	7,261
USP	168	35		59	4,241
UST	72	45		32	2,300
TOTALS	2,404			1,828	131,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	100.5480	110.60	202,177	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1660 HX Base Yr



585 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	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	25	1993	1993	3	25	200	
5	0258	PATIO	0	0	12	16	192.00	UT	2.50	2.50	100	1993	1993	3	100	480	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	131,415
TOTAL MARKET OB/XF VALUE	3,980
TOTAL LAND VALUE - MARKET	16,573
TOTAL MARKET VALUE	151,968
SOH/AGL Deduction	0
ASSESSED VALUE	151,968
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,968
TOTAL JUST VALUE	151,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1268	11/26/2024	WD	Q	I	01	180,000
GRANTOR: GAILET MANAGEMENT, IN						
GRANTEE: SANTIAGO FERNANDO						
1520/431	7/19/2024	WD	U	I	37	100,000
GRANTOR: CASON DEWAYNE WENDELL						
GRANTEE: GAILET MANAGEMENT,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 USP= N14 W12 S14 E12$ W12 SFB= N10 W12 S10 E12$ UST= W12 UCP= N10 W12 S42 E12 N32$ S6 E12 N6 $ S6 W12 S26 E21 N4 E13 S4 E18 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,980

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	13,258.55	SF		1.00	1.00	1.00	1.25	1.25	16,573							

REVIEW DATE 12/18/2024 BY ME Total Acres: 0.30 Total Land Value: 16,573 Market: 0 Agricultural: 0 Common: 16,573 PRINTED 11/17/2026 BY SYS