LOT 18 BLOCK 1 HOLLIDAY
HEIGHTS REPLAT.

SMITH KERRY/SMITH MARIA D
176 SW PLATNUM GLEN
LAKE CITY, FL 32024

2026

31-3S-17-06119-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

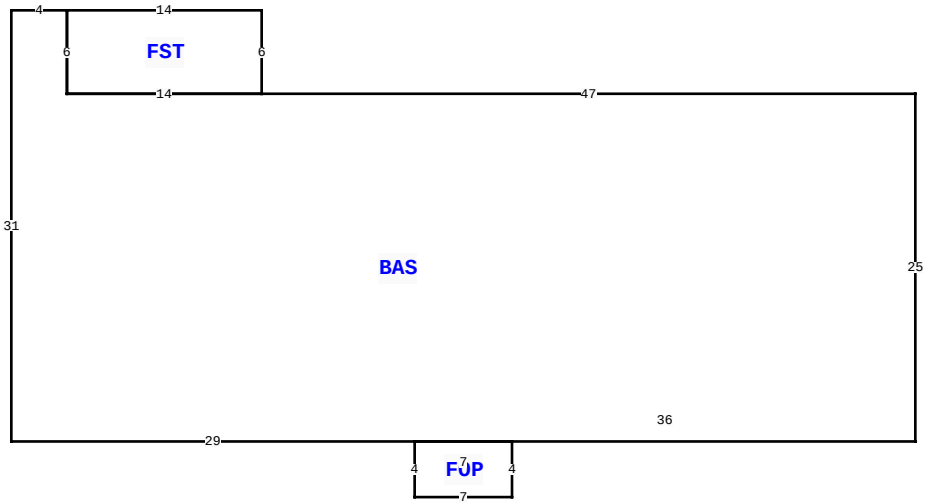
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	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	1,649	100		1,649	111,129
FOP	28	30		8	539
FST	84	55		46	3,100
TOTALS	1,761			1,703	114,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	90.9440	103.68	176,567	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1649 HX Base Yr



603 NW HOLIDAY DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	114,769
TOTAL MARKET OB/XF VALUE	4,060
TOTAL LAND VALUE - MARKET	16,163
TOTAL MARKET VALUE	134,992
SOH/AGL Deduction	325
ASSESSED VALUE	134,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,667
TOTAL JUST VALUE	134,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/1412	7/18/2013	WD	Q	I	01	68,000
GRANTOR: JOHN J KENDRON & STEP						
GRANTEE: KERRY & MARIA D SMI						
1212/1536	4/05/2011	WD	U	I	11	100
GRANTOR: JOHN J KENRON						
GRANTEE: JOHN J KENDRON & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FST= N6 W14 S6 E14$W14 N6 W4 S31 E29 FOP= S4 E7 N4 W7$ E36 N25$.

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	600	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0294	SHED WOOD/	0	0	16	16	256.00	UT	7.50	7.50	50	1993	1993	3	50	960	
6	0166	CONC,PAVMT	0	0	0	0	600.00	UT	2.00	2.00	50	1993	1993	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 4,060

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	12,930.05	SF		1.00	1.00	1.00	1.25	1.25	16,163							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.30 Total Land Value: 16,163 Market: 0 Agricultural: 0 Common: 16,163 PRINTED 05/12/2026 BY SYS