LOT 22 BLOCK 1 HOLLIDAY HEIGHTS

PB 818-667, 821-654, 840-599, 84

KEENE SHARON
669 NW HOLIDAY DR
LAKE CITY, FL 32055

2027

31-3S-17-06123-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	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	1,283	100		1,283	102,743
FCP	240	25		60	4,805
FOP	88	30		26	2,082
UEP	180	60		108	8,649
TOTALS	1,791			1,477	118,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,477	111.9960	123.20	181,966	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1283 HX Base Yr 1998



669 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		118,278
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		25,351
TOTAL MARKET VALUE		144,729
SOH/AGL Deduction		72,284
ASSESSED VALUE		72,445
TOTAL EXEMPTION VALUE	HX HB	47,445
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,880

SALE:1:1: LOT 22 BLK 1 HOLIDAY HGTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/0610	5/30/1997	PR	Q	I		56,000
GRANTOR: ELLEN ROGGEN AS PR FO						
GRANTEE: SHARON KEENE						
0515/0149	6/01/1983	WD	Q	I		34,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UEP= N10 W18 S10 E18$ W20 S11 FCP= S20 E12 N20W12$ E12 S13 FOP= S4 E21 N5 W4 S1 W17$ E17 N1 E4 S8 E21 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	100		00	0.00	0.00	20,280.75	SF		1.00	1.00	1.00	1.25	1.25	25,351							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.47 Total Land Value: 25,351 Market: 0 Agricultural: 0 Common: 25,351 PRINTED 11/17/2026 BY SYS