LOT 23 BLOCK 1 HOLLIDAY HEIGHTS REPLAT.

MCLEAN CAROL/MCLEAN SCOTT
679 NW HOLIDAY DR
LAKE CITY, FL 32055

2027

31-3S-17-06124-000

BUILDING CHARACTERISTICS

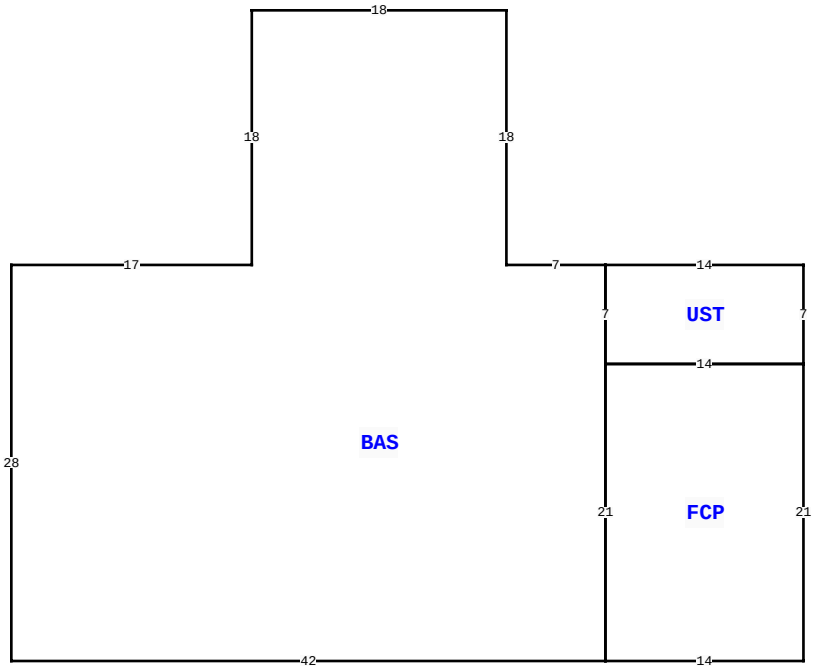
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,500	100		1,500	94,088
FCP	294	25		74	4,642
UST	98	45		44	2,760
TOTALS	1,892			1,618	101,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	87.7279	96.50	156,137	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1500 HX Base Yr 2008



679 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	1993	1993	3	100	200	
2	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		101,489
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		16,617
TOTAL MARKET VALUE		119,706
SOH/AGL Deduction		49,359
ASSESSED VALUE		70,347
TOTAL EXEMPTION VALUE	HX HB	45,347
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/0366	7/02/2007	WD	Q	I		82,000
GRANTOR: PATRICIA WEEKS ARNALD						
GRANTEE: CAROL & SCOTT MCLEA						
0868/0041	10/26/1998	SW	Q	I	01	0
GRANTOR: HEIRS OF MAE L WEEKS						
GRANTEE: P ARNOLD & F CURTIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N18 W18 S18 W17 S28 E42 FCP= E14 N21 W14 S21$ N21UST= E14 N7 W14 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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		*RSF-3	0.00	0.00	13,293.33	SF		1.00	1.00	1.00	1.25	1.25	16,617							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.31 Total Land Value: 16,617 Market: 0 Agricultural: 0 Common: 16,617 PRINTED 11/17/2026 BY SYS