LOT 2 BLOCK 3 HOLLIDAY HEIGHTS R

DC 723-375, LE 955-2719, DC 1079

SEGREST VICTORIA R
634 NW HOLIDAY DR
LAKE CITY, FL 32055

**2027**

**31-3S-17-06136-000**

## BUILDING CHARACTERISTICS

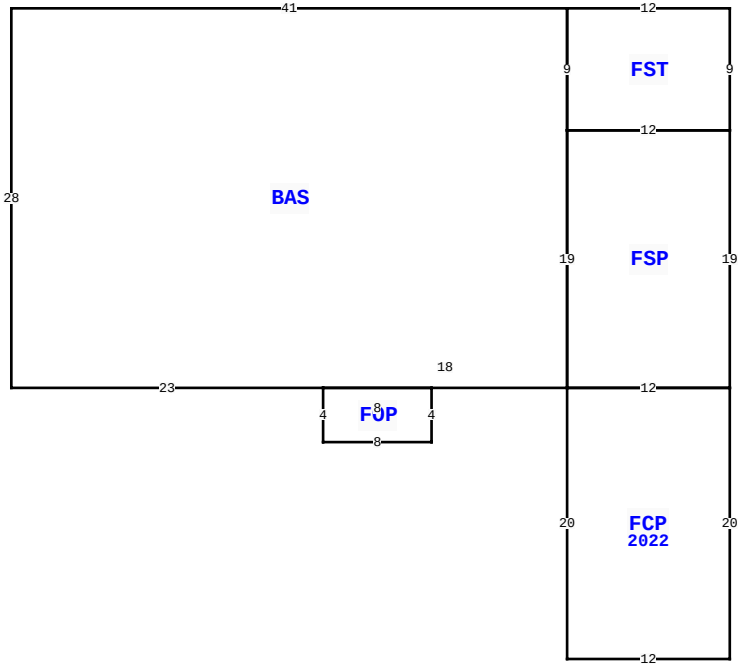
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 13 | LAM/VNLPLK 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,148 | 100 | | 1,148 | 139,666 |
| FCP | 240 | 25 | 2022 | 60 | 7,299 |
| FOP | 32 | 30 | | 10 | 1,216 |
| FSP | 228 | 40 | | 91 | 11,071 |
| FST | 108 | 55 | | 59 | 7,178 |
| TOTALS | 1,756 | | | 1,368 | 166,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,368 | 126.4000 | 139.04 | 190,207 | 1957 | 2015 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SINGLE FAM 100% - 2023 Heated Area: 1148 HX Base Yr 2023




634 NW HOLIDAY DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 1,000.00 | 1,000.00 | 50 | 0 | 0 | 3 | 50 | 500 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 0 | 0 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 166,431 |
| TOTAL MARKET OB/XF VALUE | | 1,200 |
| TOTAL LAND VALUE - MARKET | | 15,465 |
| TOTAL MARKET VALUE | | 183,096 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 183,096 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 131,685 |
| TOTAL JUST VALUE | | 183,096 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 186,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1469/2621 | 6/24/2022 | WD | Q | I | 01 | 175,500 |
| GRANTOR: ROSS AUDREY "CATHERIN | | | | | | |
| GRANTEE: SEGREST VICTORIA R | | | | | | |
| 1468/113 | 6/02/2022 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (ROSS | | | | | | |
| GRANTEE: ROSS AUDREY "CATHER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 S28 E23 E18 N19 N9 $
FSP=[ORIG=0,28] E12 N19 W12 S19 $
FST=[ORIG=0,9] E12 N9 W12 S9 $
FOP=[ORIG=-18,28] S4 E8 N4 W8 $
FCP=[YR=2022;ORIG=0,28] E12 S20 W12 N20 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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-1 | 0.00 | 0.00 | 12,372.39 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 15,465 | | | | | | | |

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.28 Total Land Value: 15,465 Market: 0 Agricultural: 0 Common: 15,465 PRINTED 11/17/2026 BY SYS