LOT 4 BLOCK 3 HOLLIDAY HEIGHTS R
PB 1512-1764, AFF DE 1549-2612,

GIA CREATIVE SOLUTIONS LLC
8735 DUNWOODY PL, STE R
ATLANTA, GA 30350

2027

31-3S-17-06138-000

BUILDING CHARACTERISTICS

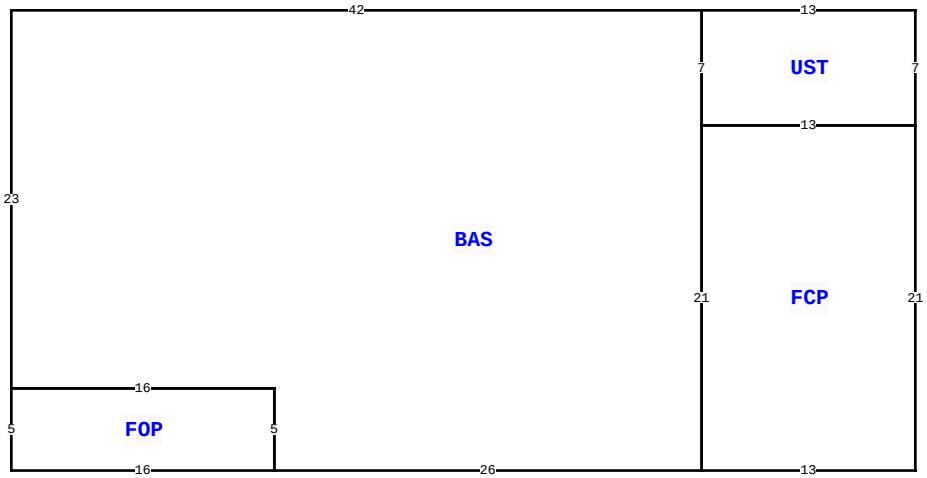
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,096	100		1,096	96,715
FCP	273	25		68	6,001
FOP	80	30		24	2,118
UST	91	45		41	3,618
TOTALS	1,540			1,229	108,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	123.4200	135.76	166,849	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1096 HX Base Yr



600 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	200	
2	0120	CLFENCE 4	0	0	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	108,452
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	15,852
TOTAL MARKET VALUE	124,804
SOH/AGL Deduction	0
ASSESSED VALUE	124,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,804
TOTAL JUST VALUE	124,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/913	4/10/2026	QC	U	I	11	100
GRANTOR: SKOWRON HILLARY JOY						
GRANTEE: GIA CREATIVE SOLUTI						
1565/2515	4/10/2026	QC	U	I	11	100
GRANTOR: GIA CREATIVE SOLUTION						
GRANTEE: SKOWRON HILLARY JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S23 FOP= S5 E16 N5 W16$ E16 S5 E26 FCP= E13 N21 W13 S21$ N21 UST= E13 N7 W13 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 500

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-1	0.00	0.00	12,681.68	SF		1.00	1.00	1.00	1.25	1.25	15,852							

REVIEW DATE 01/28/2026 BY TP Total Acres: 0.29 Total Land Value: 15,852 Market: 0 Agricultural: 0 Common: 15,852 PRINTED 11/17/2026 BY SYS