LOT 5 BLOCK 3 HOLLIDAY HEIGHTS R
LE 1065-985, PB 1284-2369, WD 12

CREELEY JOSEPH JR/CARTER TIARA
586 NW HOLIDAY DR
LAKE CITY, FL 32055-3138

2026

31-3S-17-06139-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

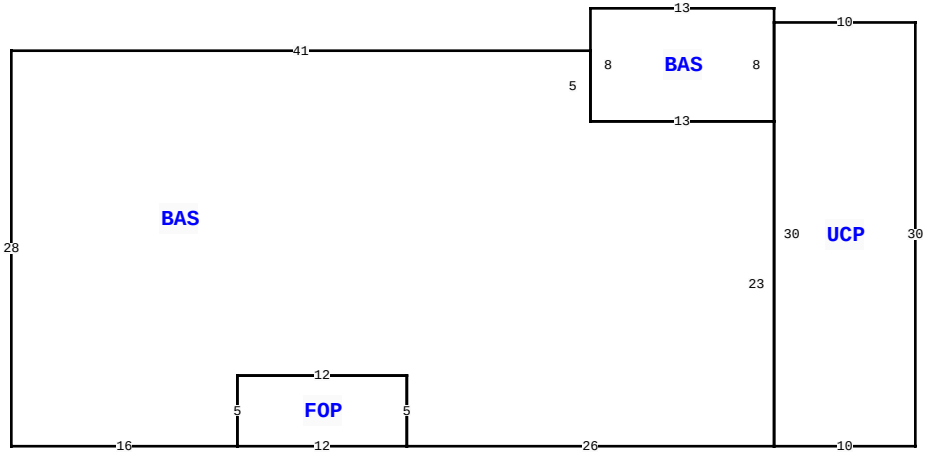
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	104	100		104	11,434
BAS	1,387	100		1,387	152,497
FOP	60	30		18	1,979
UCP	300	20		60	6,597
TOTALS	1,851			1,569	172,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	118.7010	135.32	212,317	1960	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2023 Heated Area: 1491 HX Base Yr



586 NW HOLIDAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,508
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	12,522
TOTAL MARKET VALUE	185,530
SOH/AGL Deduction	0
ASSESSED VALUE	185,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,530
TOTAL JUST VALUE	185,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2307	7/08/2022	WD	Q	I	01	185,000
GRANTOR: FORSYTHE JANNON MARIA						
GRANTEE: CREELEY JOSEPH JR						
1285/0434	11/21/2014	WD	Q	I	01	59,900
GRANTOR: JOEL W, GERALD E & LI						
GRANTEE: JANNON MARIA FORSYT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 S28 E16 N5 E12 S5 E26 N23 W13 N5 $
UCP=[ORIG=13,28] E10 N30 W10 S30 $
BAS=[ORIG=13,5] N8 W13 S8 E13 $
FOP=[ORIG=-25,28] E12 N5 W12 S5 $
.

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	500	

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	13,180.87	SF		1.00	1.00	1.00	0.95	0.95	12,522							

REVIEW DATE 08/16/2022 BY ME Total Acres: 0.30 Total Land Value: 12,522 Market: 0 Agricultural: 0 Common: 12,522 PRINTED 05/08/2026 BY SYS