

LOT 12 BLOCK 3 HOLLIDAY HEIGHTS  
475-770, 720-817, DC 869-1969, 8

MADDOX OTTIE V  
618 NW HOLIDAY DR  
LAKE CITY, FL 32055

**2026**

31-3S-17-06145-000  
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
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
BAS	1,323	100	
UOP	1,472	20	
TOTALS	2,795		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	0%	- 2023								
Heated Area: 1323						HX Base Yr					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/27/2022	MLU							
INC DATE		AG DATE									

VALUATION SUMMARY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		124,318	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		12,234	
TOTAL MARKET VALUE		137,452	
SOH/AGL Deduction		0	
ASSESSED VALUE		137,452	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		137,452	
TOTAL JUST VALUE		137,452	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/1989	7/22/2022	LE U	I	I	14	100
GRANTOR: MADDOX WANDA (LIFE ES)						
GRANTEE: MADDOX OTTIE V (RMD)						
0871/1990	12/21/1998	WD Q	I			45,000
GRANTOR: BOWDEN						
GRANTEE: MADDOX						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993
2	0294	SHED WOOD/	0	0	8 10	80.00	UT	7.50	7.50	100	1993

TOTAL OB/XF											
900											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= N49 W27 S49 E27\$ UOP= N49 W27 S49 E27 S8 W35 N65 E43S65 W8 N8\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	12,877.87	SF		1.00	1.00	1.00	0.95	0.95	12,234							