LOT 1 BLOCK 4 HOLLIDAY HEIGHTS R

403-359, 615-375, 755-2079, 790-

HEINZER MELISSA ANN
1194 NW ASHLEY ST
LAKE CITY, FL 32055

2026

31-3S-17-06147-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

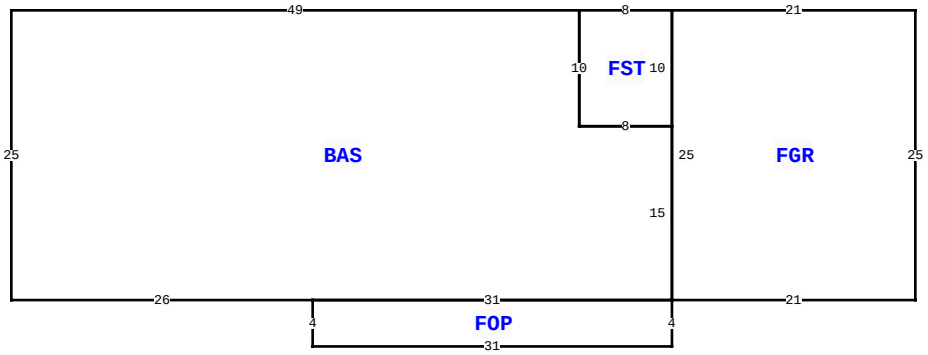
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,345	100		1,345	126,035
FGR	525	55		289	27,081
FOP	124	30		37	3,467
FST	80	55		44	4,123
TOTALS	2,074			1,715	160,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	119.5600	136.30	233,754	1960	2000	0	0	0	31.25	68.75

2 SINGLE FAM 0% - 2024 Heated Area: 1345 HX Base Yr



1194 NW ASHLEY ST, 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	160,706
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	12,653
TOTAL MARKET VALUE	175,669
SOH/AGL Deduction	0
ASSESSED VALUE	175,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,669
TOTAL JUST VALUE	175,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,722

SALE:1:1: LOT 1 BLK 4 HOLLIDAY HEIGHTS REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1491/2362	5/31/2023	WD	Q	I	01	225,000
GRANTOR: BUCHANAN JAMES G						
GRANTEE: HEINZER MELISSA ANN						
1436/1720	4/05/2021	WD	U	I	11	100
GRANTOR: BUCHANAN CONSTANCE M						
GRANTEE: BUCHANAN JAMES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S25 E26 FOP= S4 E31N4 W31$ E31 FGR= E21 N25 W21 S25$ N15 FST= N10 W8 S10 E8$ W8 N10$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0120	CLFENCE 4	0	0	0	0	80.00	UT	4.50	4.50	100	1993	1993	3	100	360	
3	0080	DECKING	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	13,318.91	SF		1.00	1.00	1.00	0.95	0.95	12,653							

REVIEW DATE 10/02/2023 BY TP Total Acres: 0.31 Total Land Value: 12,653 Market: 0 Agricultural: 0 Common: 12,653 PRINTED 05/08/2026 BY SYS