E DIV: LOTS 42, 43, 44 & LOT 9
AS LIES N OF LOTS 42, 43 & 44
LAKE VIEW S/D & BEG NE COR LOT

PRUETT ROY &/PRUETT BARBARA E
BARBARA E PRUETT TRUSTEES, 161 NE LAGUNA AVE
LAKE CITY, FL 32055

2026

00-00-00-13173-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

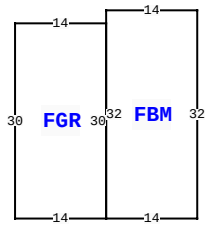
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	32317.130	1.00/

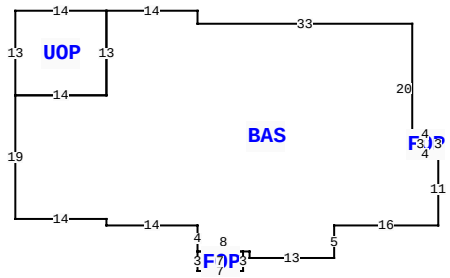
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100		1,892	157,119
FBM	448	80		358	29,730
FGR	420	55		231	19,183
FOP	12	30		4	332
FOP	21	30		6	499
UOP	182	20		36	2,989
TOTALS	2,975			2,527	209,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,527	114.0720	127.76	322,850	1939	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2340 HX Base Yr 2016





161 NE LAGUNA 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		209,852
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		21,593
TOTAL MARKET VALUE		233,045
SOH/AGL Deduction		106,948
ASSESSED VALUE		126,097
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		25,375
TOTAL JUST VALUE		233,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,045

LAND:3:1: THIS IS LOW & SUBJECT TO HOLD WATER

LAND:1:1: 150X190 + 1,350 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
077	REMODEL	8,000	11/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/0420	10/28/2019	WD	U	I	30	100
GRANTOR: ROY & BARBARA PRUETT						
GRANTEE: ROY W & BARBARA E P						
1305/1017	12/02/2015	WD	Q	I	01	130,000
GRANTOR: H MARKHAM						
GRANTEE: ROY & BARBARA PRUET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 N2 W14 UOP= W14 S13E14 N13$ S13 W14 S19 E14 S1 E14 S4 FOP= S3 E7 N3 W7$ E8 S1 E13 N5 E16 N11 FOP= N3 W4S3 E4$ W4 N20$ PTR=N30 FBM= N32 W14 S32 FGR= N30 W14 S30 E14$ E14$ S30$.

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	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	150.00	190.00	29,850.00	SF		1.00	1.00	0.75	0.95	0.71	21,268							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	500.00	500.00	250							
3	0000	C	VAC RES	100			0.00	0.00	0.15	AC		1.00	1.00	1.00	500.00	500.00	75							

REVIEW DATE 10/21/2016 BY DF Total Acres: 1.34 Total Land Value: 21,593 Market: 0 Agricultural: 0 Common: 21,593 PRINTED 10/08/2025 BY SYS