E DIV:COMM 85 FT E OF SW COR, RU
POB, RUN E 85 FT, N 210 FT, W 85
POB, BLOCK 245.

HOLMGREN HARLAN SHAWN
240 NE LAGUNA DR
LAKE CITY, FL 32055

2026

00-00-00-13192-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

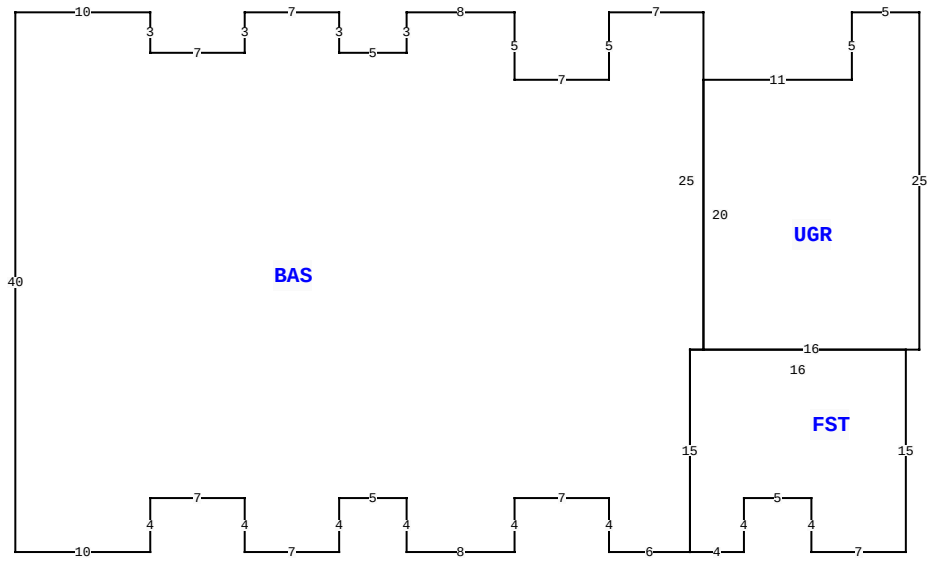
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100		1,878	152,380
FST	220	55		121	9,818
UGR	345	45		155	12,577
TOTALS	2,443			2,154	174,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	111.4530	124.83	268,884	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1878 HX Base Yr 2020



240 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		174,775
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		17,850
TOTAL MARKET VALUE		193,625
SOH/AGL Deduction		112,480
ASSESSED VALUE		81,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,423
TOTAL JUST VALUE		193,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/1089	2/08/2023	QC	U	I	11	100
GRANTOR: PHILIPP SUSAN RUTH						
GRANTEE: HARLAN SHAWN HOLMGR						
1369/0563	9/21/2018	WD	Q	I	01	122,000
GRANTOR: LINDA NETTLES ETAL						
GRANTEE: HARLAN S HOLMGREN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S5 W7 N5 W8 S3 W5 N3 W7 S3 W7 N3 W10 S40 E10 N4 E7 S4E7 N4 E5 S4 E8 N4 E7 S4 E6 FST= E4 N4 E5 S4 E7 N15 W16 S15$ N15 E1 UGR= E16 N25 W5 S5 W11 S20$ N25$.

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	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	-385.00	210.00	17,850.00	SF		1.00	1.00	1.00	1.00	1.00	17,850							

REVIEW DATE 10/21/2016 BY DF Total Acres: 0.41 Total Land Value: 17,850 Market: 0 Agricultural: 0 Common: 17,850 PRINTED 09/30/2025 BY SYS