THE S 180 FT OF THE E 180 FT & A
FT OF THE S 301 FT OF THE E 180
BEING OF THE FOLLOWING DESC PROP

DAVENPORT SAVANNAH MADDOX/DAVENPORT JAMES
156 SW LAGUNA GLN
LAKE CITY, FL 32024-1551

2026

02-5S-16-03423-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

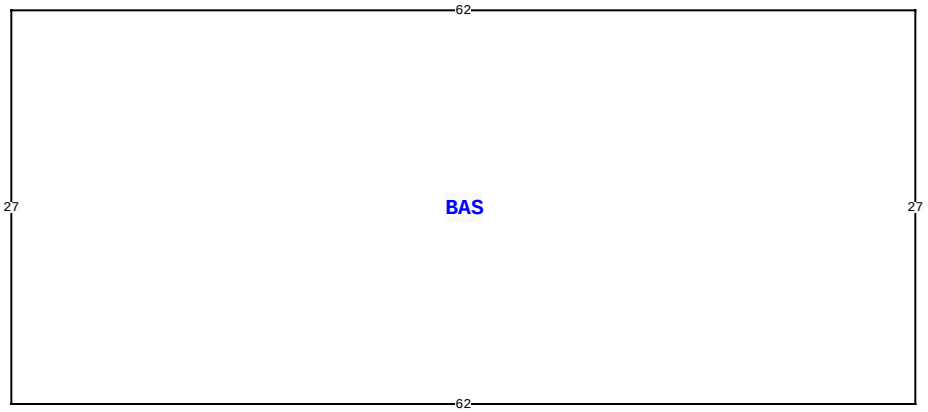
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100		1,674	99,527
TOTALS	1,674			1,674	99,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	115.0000	108.10	180,959	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1674 HX Base Yr 2021



156 SW LAGUNA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,527
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		15,500
TOTAL MARKET VALUE		122,427
SOH/AGL Deduction		41,546
ASSESSED VALUE		80,881
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,159
TOTAL JUST VALUE		122,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051013	Electrical Servic	0	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/2143	12/28/2020	QC	U	I	11	100
GRANTOR: MADDOX SAVANNAH NKA S						
GRANTEE: DAVENPORT SAVANNAH						
1417/0448	8/07/2020	QC	U	I	30	100
GRANTOR: DREXEL LYNN MADDOX						
GRANTEE: SAVANNAH MADDOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E62 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.24	AC		1.00	1.00	1.00	12,500.00	12,500.00	15,500							

REVIEW DATE 11/26/2024 BY TW Total Acres: 1.24 Total Land Value: 15,500 Market: 0 Agricultural: 0 Common: 15,500 PRINTED 11/19/2025 BY SYS