COMM NE COR, RUN S 2652.09 FT, W
FOR POB, CONT W 331.33 FT, N 474
E 331.42 FT, S 473.47 FT TO POB.

MCLAUGHLIN ROBERT C JR
4667 NW 59TH WAY
CORAL SPRINGS, FL 33067

2026

02-5S-16-03424-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

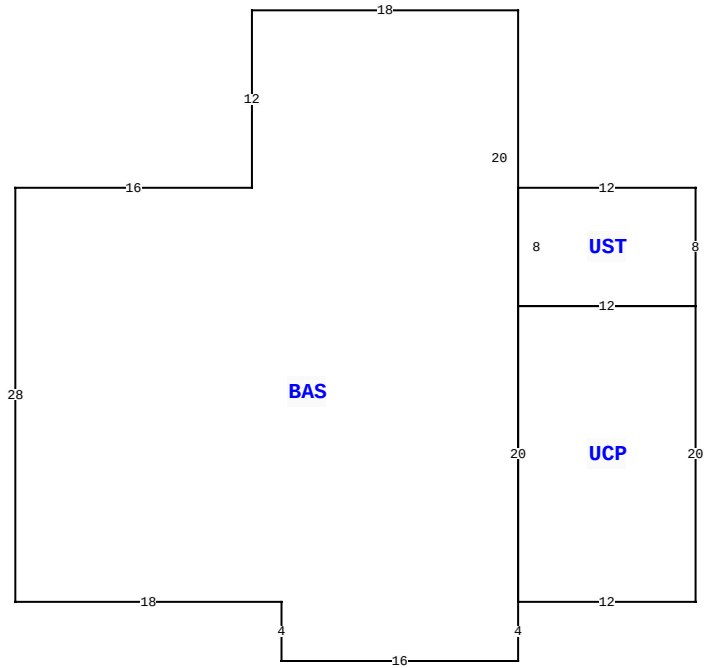
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,232	100		1,232	22,355
UCP	240	20		48	871
UST	96	45		43	780
TOTALS	1,568			1,323	24,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,323	64.8000	72.58	96,023	1968	1968	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 1232 HX Base Yr



216 SW LAGUNA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,006
TOTAL MARKET OB/XF VALUE	4,866
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	61,272
SOH/AGL Deduction	0
ASSESSED VALUE	61,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,272
TOTAL JUST VALUE	61,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11543	M H	125	08/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/1461	10/24/2014	PB	U	I	18	0
GRANTOR: BARBARA E MCLAUGHLIN						
GRANTEE: ROBERT C MCLAUGHLIN						
1282/1389	10/03/2014	PB	U	I	18	0
GRANTOR: BARBARA E MCLAUGHLIN						
GRANTEE: ROBERT C MCLAUGHLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S12 W16 S28 E18 S4 E16 N4 UCP= E12 N20 W12 S20 $N20
UST= E12 N8 W12 S8$ N20$.

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	10	11	110.00	UT	7.50	7.50	35	1993	1993	3	35	289	
2	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	70	1993	1993	3	70	1,008	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	0	8	8	64.00	UT	2.00	2.00	100	1993	1993	3	100	128	
5	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	70	1993	1993	3	70	280	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	161	

LAND DESCRIPTION

TOTAL OB/XF 4,866

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		A-1	0.00	0.00	3.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	32,400							

REVIEW DATE 09/11/2019 BY KR Total Acres: 3.60 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 11/18/2025 BY SYS