

COMM NE COR, RUN S 2652.09 FT, W  
POB, CONT W 331.33 FT, N 474.66  
S 474.06 FT TO POB.

MACY JOSHUA  
294 SW LAGUNA GLN  
LAKE CITY, FL 32024

2026

02-5S-16-03425-000



| 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            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 4.5 100        |
| Frame                    | 01 | NONE 100       |
| Stories                  | 2. | 2. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                    |       |
|------------------|--------------------|-------|
| Quality          | 07                 | 07    |
| DOR CODE         | 0100 SINGLE FAMILY |       |
| MAP NUM          |                    | 01    |
| NEIGHBORHOOD/LOC | 2516.00            | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 256              | 100         |      | 256          | 22,862               |
| BAS       | 561              | 100         |      | 561          | 50,099               |
| BAS       | 800              | 100         |      | 800          | 71,443               |
| FOP       | 64               | 30          |      | 19           | 1,697                |
| FST       | 64               | 55          |      | 35           | 3,126                |
| FUS       | 1,617            | 100         |      | 1,617        | 144,404              |
| PTO       | 88               | 5           |      | 4            | 358                  |
| PTO       | 216              | 5           |      | 11           | 982                  |
| PTO       | 994              | 5           |      | 50           | 4,466                |
| TOTALS    | 4,660            |             |      | 3,353        | 299,435              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R |
| 1              | 0294       | SHED WOOD/  | 0   | 100 | 21 | 13 | 273.00   | UT | 2.00  |
| 2              | 0280       | POOL R/CON  | 0   | 100 | 17 | 36 | 612.00   | UT | 70.00 |
| 3              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 3,747.00 | UT | 1.50  |
| 4              | 0081       | DECKING WI  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 3.60        |

REVIEW DATE 09/11/2019 BY KR

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0100                                                       | 01  | 3,353     | 122.6726    | 137.39         | 460,669        | 1968 | 1985 | 0    | 0    | 0 35.00 | 65.00  |  |
| 1 SINGLE FAM 100% - 2020 Heated Area: 3234 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |  |

294 SW LAGUNA GLN, LAKE CITY

| TOTAL OB/XF |            |             |     |     |    |    |          |    |       |                |           |         |
|-------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-----------|---------|
| 23,803      |            |             |     |     |    |    |          |    |       |                |           |         |
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0294       | SHED WOOD/  | 0   | 100 | 21 | 13 | 273.00   | UT | 2.00  | 2.00           | 100       | 0       |
| 2           | 0280       | POOL R/CON  | 0   | 100 | 17 | 36 | 612.00   | UT | 70.00 | 70.00          | 100       | 2000    |
| 3           | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 3,747.00 | UT | 1.50  | 1.50           | 100       | 2000    |
| 4           | 0081       | DECKING WI  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 2019    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|
| 23,803      |          |     |                      |     |     |          |       |       |             |           |     |          |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 3.60        | AC        |     | 1.00     |

Total Acres: 3.60 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| 3                         |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 299,435   |  |
| TOTAL MARKET OB/XF VALUE  |  | 23,803    |  |
| TOTAL LAND VALUE - MARKET |  | 32,400    |  |
| TOTAL MARKET VALUE        |  | 355,638   |  |
| SOH/AGL Deduction         |  | 94,589    |  |
| ASSESSED VALUE            |  | 261,049   |  |
| TOTAL EXEMPTION VALUE     |  | 55,722    |  |
| BASE TAXABLE VALUE        |  | 205,327   |  |
| TOTAL JUST VALUE          |  | 355,638   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 355,638   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 17023      | POOL        | 100 | 05/30/2000 |

| SALES DATA                 |           |           |     |     |        |            |
|----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number          | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1383/1281                  | 4/30/2019 | WD        | Q   | I   | 01     | 237,000    |
| GRANTOR: GILLIAN I FRANCIS |           |           |     |     |        |            |
| GRANTEE: JOSHUA MACY       |           |           |     |     |        |            |
| 1291/1139                  | 3/08/2015 | QC        | U   | I   | 11     | 100        |
| GRANTOR: PETER FRANCIS     |           |           |     |     |        |            |
| GRANTEE: GILLIAN FRANCIS   |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| PTO= N8 W59 S49 E24 N8 W14 N33 E49\$ BAS= W16 BAS= W16 S16 E16 N16\$ S16 W16 BAS= N16 W17 S33 E17 N17\$ S17 FOP= W3 S8 E8 N8 W5\$ E5 PTO= S8 E27 N8 W27\$ E27 N3 FST= E4 N16 W4 S16\$ N16 PTO= E4 N22 W4 S22\$ N14\$ PTR= N30 FUS= N33 W49 S33 E49\$ S30\$. |  |  |  |  |  |  |  |  |  |

PRINTED 11/18/2025 BY SYS