LOT 3 BLOCK 8 & BEG AT NW COR OF
152.8 FT TO NE COR,S 10 FT, NW 1
TO POB & BEG AT NW COR OF LOT 2,

HAGLER DOUGLAS/HAGLER LUCINDA
P O BOX 851
LAKE CITY, FL 32056

2026

08-4S-17-08253-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

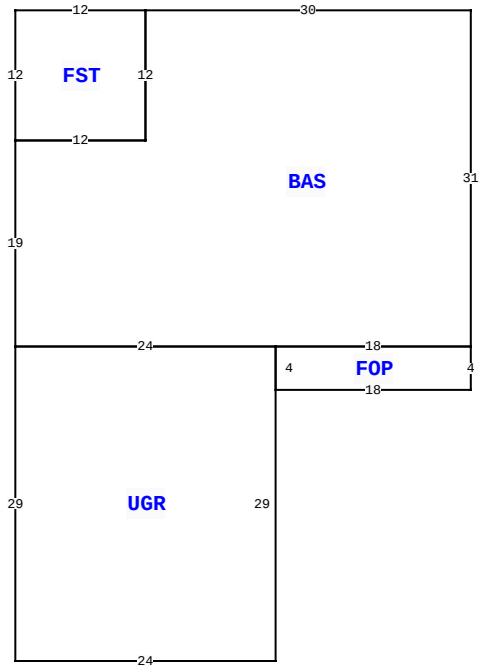
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,158	100		1,158	100,606
FOP	72	30		22	1,912
FST	144	55		79	6,863
UGR	696	45		313	27,193
TOTALS	2,070			1,572	136,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	119.3400	133.66	210,114	1964	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1158 HX Base Yr



2400 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	136,574
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	27,056
TOTAL MARKET VALUE	165,780
SOH/AGL Deduction	0
ASSESSED VALUE	165,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,780
TOTAL JUST VALUE	165,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0691/0141	7/12/1989	WD	Q	I		50,000

GRANTOR: PROCTOR/LOWE

GRANTEE: HAGLER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FST= W12 S12 E12 N12$ S12 W12 S19 UGR= S29 E24N29 W24$ E24 FOP= S4 E18 N4 W18$ E18 N31$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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			0.00	0.00	1.17	LT		1.00	1.00	1.25	18,500.00	23,125.00	27,056							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.26 Total Land Value: 27,056 Market: 0 Agricultural: 0 Common: 27,056 PRINTED 11/17/2025 BY SYS