LOTS 16 & 17 BLOCK 15 LAKESIDE H
ALSO THAT PART OF A CLOSED ALLEY
TO THE ABOVE DESC'D LOTS.

ZAGATA ERIC/ZAGATA JUSTIN
262 SW MARYLAND LN
LAKE CITY, FL 32025

2026

08-4S-17-08287-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

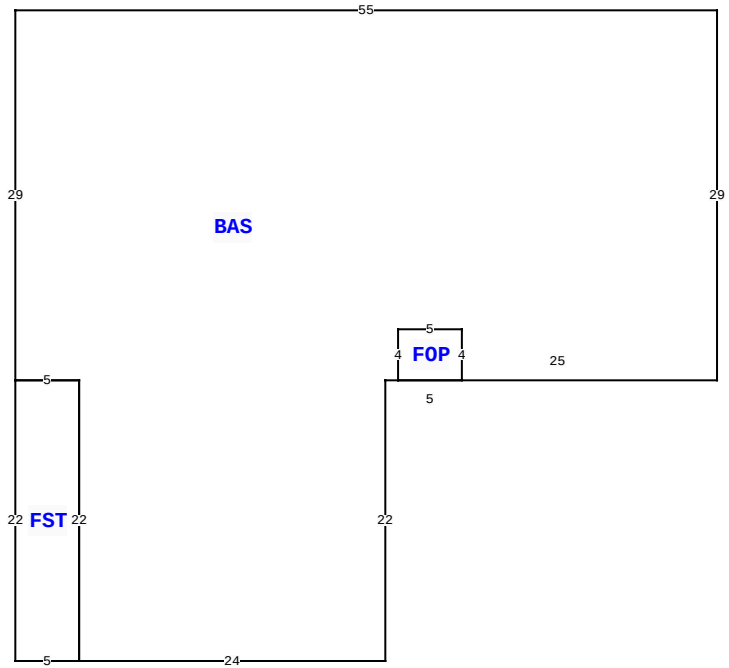
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,123	100		2,123	175,958
FOP	20	30		6	497
FST	110	55		60	4,973
TOTALS	2,253			2,189	181,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	113.8500	127.51	279,119	1967	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2123 HX Base Yr



265 SW MARYLAND LN, 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	181,427
TOTAL MARKET OB/XF VALUE	2,640
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	221,067
SOH/AGL Deduction	0
ASSESSED VALUE	221,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	221,067
TOTAL JUST VALUE	221,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,859

SALE:1:1: LOTS 16 & 17 BLOCK 15

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2085	4/30/2024	LE	U	I	14	100
GRANTOR: MOORADIAN TERRY W						
GRANTEE: MOORADIAN TERRY W (						
1417/2371	8/07/2020	PR	U	I	19	0
GRANTOR: KEITH H JOHNSON PR/ES						
GRANTEE: TERRY W MOORADIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S29 FST= E5 S22 W5 N22 $ E5 S22 E24 N22 E1 FOP= N4 E5 S4 W5$ E25 N29$.

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	1993	1993	3	100	800	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,640

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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.41 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/11/2025 BY SYS