COMM NW COR OF NE1/4 RUN E 522.1 FT, E 192.27 FT FOR POB, E 191.8 FT, W 191.49 FT, S 394.78 FT TO

HOLLNAGEL JAMES R JR
309 SW DAIRY ST
LAKE CITY, FL 32024

**2026**

**09-5S-16-03496-122**

## 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 | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

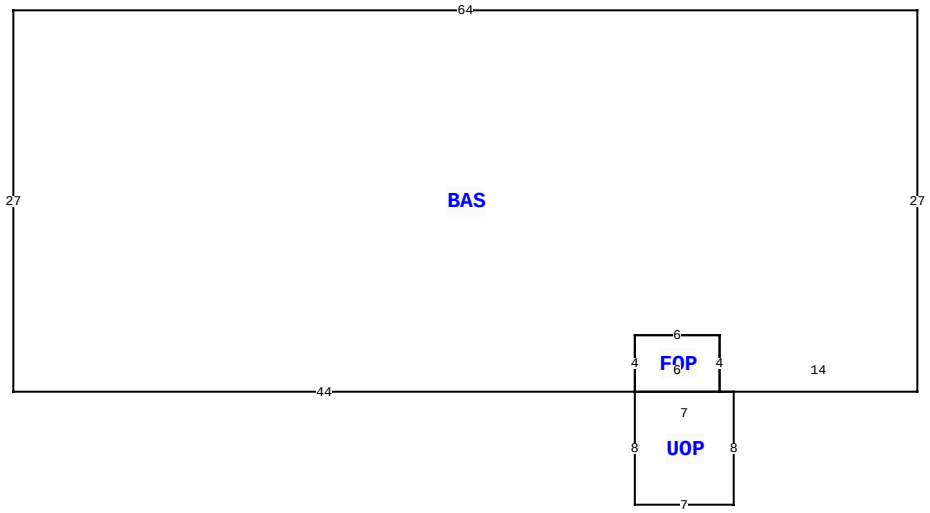
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 9516.0100 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,704 | 100 | | 1,704 | 100,346 |
| FOP | 24 | 35 | | 8 | 471 |
| UOP | 56 | 25 | | 14 | 824 |
| TOTALS | 1,784 | | | 1,726 | 101,642 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,726 | 113.9000 | 107.07 | 184,803 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 0 Heated Area: 1704 HX Base Yr




447 SW DAIRY ST, 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 | 101,642 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 21,120 |
| TOTAL MARKET VALUE | 129,762 |
| SOH/AGL Deduction | 24,751 |
| ASSESSED VALUE | 105,011 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 105,011 |
| TOTAL JUST VALUE | 129,762 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 129,762 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 36031 | M H | 754 | 11/27/2017 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/1819 | 11/27/2017 | QC | U | V | 11 | 100 |

GRANTOR: JAMES HOLLNAGEL AKA J

GRANTEE: JAMES R HOLLNAGEL J

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W64 S27 E44 UOP= S8 E7 N8 W7$ FOP= E6 N4 W6 S4$ N4 E6 S4 E14 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.76 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 21,120 | | | | | | | |

REVIEW DATE 09/03/2019 BY BC Total Acres: 1.76 Total Land Value: 21,120 Market: 0 Agricultural: 0 Common: 21,120 PRINTED 11/21/2025 BY SYS