

HOGAN DON E/HOGAN SHARON
452 SW PECAN GLN
LAKE CITY, FL 32024

2026



854-118,

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		31		VINYL SID 100		0201		02		2,108		119.5000		112.33		236,792		2007		2007		0		0		45.00		55.00		VALUATION BY									
Exterior Wall		00		N/A 0		3		MANUF		1		100% - 2000				Heated Area: 2108														STANDARD									
Roof Structure		03		GABLE/HIP 100																										Tax Group: 3									
Roof Cover		14		PREFIN MT 100																										Tax Dist:									
Interior Wall		05		DRYWALL 100																										BUILDING MARKET VALUE									
Interior Floo		12		HARDWOOD 50																										TOTAL MARKET OB/XF VALUE									
Interior Floo		14		CARPET 50																										TOTAL MARKET VALUE									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE									
Bedrooms				4 100																										TOTAL EXEMPTION VALUE									
Bathrooms				3 100																										BASE TAXABLE VALUE									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE									
Stories		1.		1. 100																										NCON VALUE									
Units				0 100																										INCOME VALUE									
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE									
Kitchen Adjus		01		01 100																																			
Quality		05		05																																			
DOR CODE		0200		MOBILE HOME																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		10516.080		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,108		100				2,108		130,236																													
TOTALS		2,108						2,108		130,236																													
EXTRA FEATURES										452 SW PECAN GLN, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU											
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N	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	0296	SHED METAL		0 100	0	0	1.00		UT	0.00	0.00	100	0	0	3	100	350																						
2	0031	BARN,MT AE		0 100	16	20	320.00		UT	9.00	9.00	100	2014	2014	3	100	2,880																						
3	9945	Well/Sept		0 100	0	0	1.00		UT	7,000.00	7,000.00	100			3	100	7,000																						
4	0252	LEAN-TO W/		0 100	0	0	1.00		UT	0.00	0.00	100	2014	2014	3	100	300																						
5	0252	LEAN-TO W/		0 100	0	0	1.00		UT	0.00	0.00	100	2014	2014	3	100	300																						
6	0296	SHED METAL		0 100	0	0	1.00		UT	0.00	0.00	100	2019	2019	3	100	1,200																						
7	0252	LEAN-TO W/		0 100	0	0	1.00		UT	0.00	0.00	100	2019	2019	3	100	100																						
8	0294	SHED WOOD/		0 100	0	0	1.00		UT	0.00	0.00	100	2019	2019	3	100	100																						
9	0255	MBL HOME S		0 100	0	0	1.00		UT	500.00	500.00	100	2022	2021	100	100	500																						
LAND DESCRIPTION										TOTAL OB/XF										12,730																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		100		RSF/MH	0.00	0.00	8.30	AC		1.00	1.00	1.00	9,000.00	9,000.00	74,700																					
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