COMM SW COR OF NW1/4 OF SE1/4, R
LINE 50 FT, N 236.5 FT, W PARALL
128 FT FOR POB, CONT W 276 FT, N

HOLMGREN HARLAN SHAWN
240 NW LAGUNA DR
LAKE CITY, FL 32055

2026

21-3S-17-05542-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

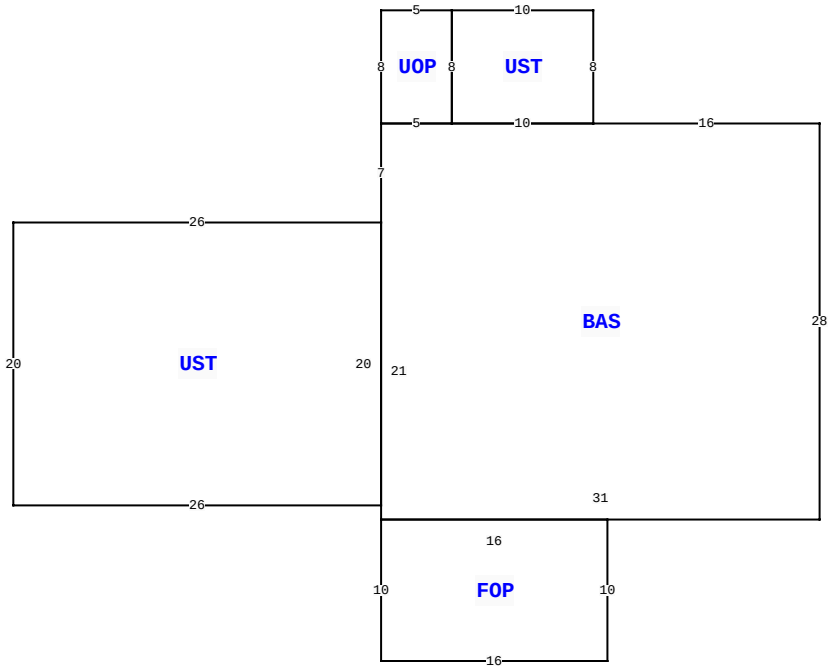
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	21317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	34,456
FOP	160	30		48	1,905
UOP	40	20		8	318
UST	80	45		36	1,429
UST	520	45		234	9,289
TOTALS	1,668			1,194	47,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	54.5292	61.07	72,918	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 868 HX Base Yr



1342 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,397
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,725
TOTAL MARKET VALUE	58,122
SOH/AGL Deduction	0
ASSESSED VALUE	58,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,122
TOTAL JUST VALUE	58,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1395/0269	9/24/2019	TD	U	I	18	20,000

GRANTOR: CLERK OF COURT

GRANTEE: HARLAN SHAWN HOLMGR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UST= N8 W10 S8 E10$ W10 UOP= N8 W5 S8 E5$ W5 S7 UST= W26 S20 E26 N20 $ S21 FOP= S10 E16 N10 W16 $ E31 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.30	AC		1.00	1.00	0.75	11,000.00	8,250.00	10,725							

REVIEW DATE 09/03/2015 BY DF Total Acres: 1.30 Total Land Value: 10,725 Market: 0 Agricultural: 0 Common: 10,725 PRINTED 10/02/2025 BY SYS