COMM INTERS E LINE OF NE1/4 OF N
CR-242, RUN W 224.32 FT FOR POB,
FT, N 230 FT, E 170 FT, S 230 FT

MCHUGH JOHN E/SNOW ROBIN C
128 SW ANGELA ST
LAKE CITY, FL 32024

2026

25-4S-16-03153-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

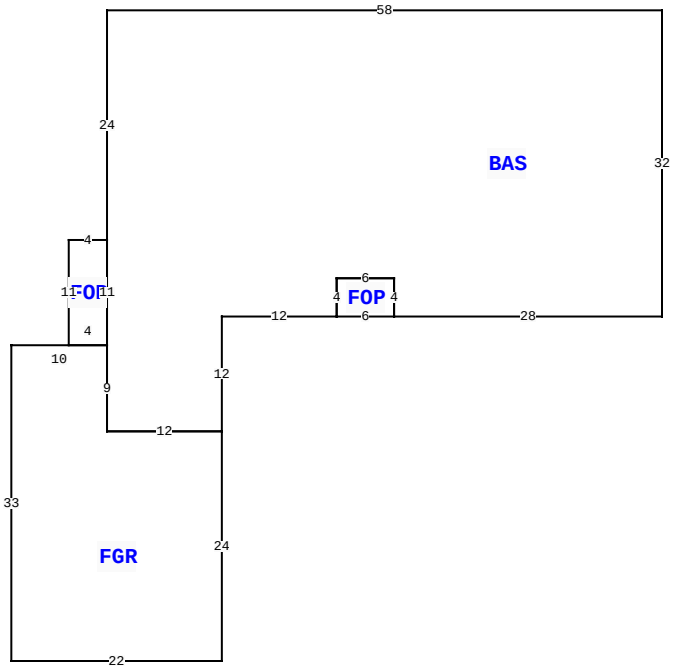
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	164,493
FGR	618	55		340	28,304
FOP	24	30		7	582
FOP	44	30		13	1,082
TOTALS	2,662			2,336	194,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	114.3450	128.07	299,172	1973	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1976 HX Base Yr 2026



128 SW ANGELA TER, 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		194,462
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		23,625
TOTAL MARKET VALUE		219,087
SOH/AGL Deduction		0
ASSESSED VALUE		219,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,365
TOTAL JUST VALUE		219,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,087

SALE:2:1: LOT 1 BLK B PICCADILLY PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/499	3/20/2025	WD	Q	I	01	285,000
GRANTOR: HORNE JASON MICHAEL						
GRANTEE: MCHUGH JOHN E						
1529/985	12/11/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (TURNE						
GRANTEE: HORNE JASON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S24 FOP= W4 S11 E4 N11$S11 FGR= W10 S33 E22 N24 W12 N9$ S9 E12 N12 E12 FOP= E6 N4 W6 S4$ N4 E6 S4 E28 N32$.

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	100	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	100		RSF-	1230.00	170.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.90 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 11/21/2025 BY SYS