

THE E 308 FT OF W 594 FT OF NW1/
S OF US-90 & COMM NW COR OF SW1/
E 285.85 FOR POB, E 307.86 FT, S

DAUGHTRY EMMA MAST LIVING TRUST DATED JUNE 10, 202
180 SW LAZY DAY CT
LAKE CITY, FL 32024

2026

26-3S-15-00229-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01

NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	113,864
FOP	70	30		21	1,678
UEP	240	60		144	11,506
UST	192	45		86	6,872

TOTALS 1,927 1,676 133,920

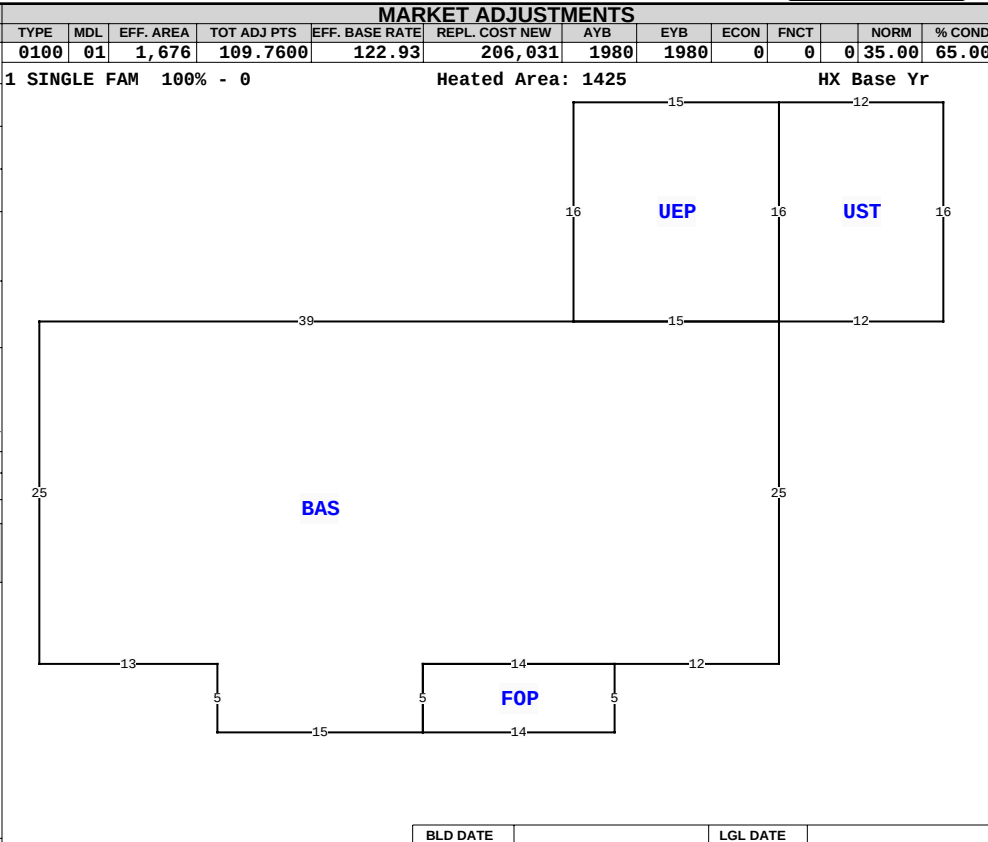
EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1980	1980	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	208.00	UT	2.50	2.50	100	1993	1993	3	100	520	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	3.37	AC		1.00	1.00	1.00	11,000.00	11,000.00	37,070							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 02/23/2023 BY KS



180 SW LAZY DAY CT, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 7,420

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	3.37	AC		1.00	1.00	1.00	11,000.00	11,000.00	37,070							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

Total Acres: 4.37 Total Land Value: 48,070 Market: 0 Agricultural: 0 Common: 48,070

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	133,920		
TOTAL MARKET OB/XF VALUE	7,420		
TOTAL LAND VALUE - MARKET	48,070		
TOTAL MARKET VALUE	189,410		
SOH/AGL Deduction	66,338		
ASSESSED VALUE	123,072		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	67,350		
TOTAL JUST VALUE	189,410		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	189,410		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042734	Roof Replacement	7,000	09/13/2021
000042294	Electrical Servic	0	07/12/2021
13658	M H	125	02/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/998	7/22/2025	WD	U	I	11	100

GRANTOR: DAUGHTRY EMMA D MAST
GRANTEE: DAUGHTRY EMMA MAST
1277/2557 7/18/2014 WD U V 30 600
GRANTOR: WILLIAM S & CHRISTINE
GRANTEE: EMMA D DAUGHTRY & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S25 E13 S5 E15 FOP= E14N5 W14 S5\$ N5 E14 E12N25 UST= E12 N16 W12 S16 \$ UEP= N16 W15 S16 E15\$ W15 \$.

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