W DIV: LOT 2 & BEG NW COR LOT 2, RUN N 34 FT, E 145.8 FT, S 26.8 FT, W 145.1 FT TO POB.

GLENN STEPHEN AS TRUSTEE
185 SW ARROWHEAD TERR
LAKE CITY, FL 32024

2027

00-00-00-12602-000

BUILDING CHARACTERISTICS

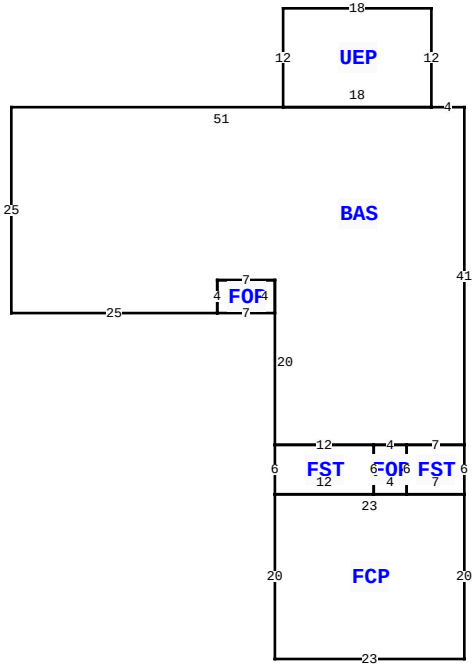
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	140,470
FCP	460	25		115	9,419
FOP	24	30		7	573
FOP	28	30		8	655
FST	42	55		23	1,884
FST	72	55		40	3,276
UEP	216	60		130	10,648
TOTALS	2,557			2,038	166,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,038	114.5570	126.01	256,808	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1715 HX Base Yr



249 SW LAKEVIEW AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	166,925
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	43,540
TOTAL MARKET VALUE	211,365
SOH/AGL Deduction	0
ASSESSED VALUE	211,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,365
TOTAL JUST VALUE	211,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/2213	6/10/2016	WD	Q	I	01	105,000
GRANTOR: RANDALL E HAGLER & ET						
GRANTEE: STEPHEN GLENN AS TR						
0860/2549	6/10/1998	WD	Q	I	01	100
GRANTOR: RANDALL E HAGLER						
GRANTEE: DENNIS D HAGLER (S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UEP= N12 W18 S12 E18$ W51 S25 E25 FOP= E7 N4 W7 S4$ N4 E7 S20 FST= S6 FCP= S20 E23 N20 W23$ E12 N6 W12$ E12 FOP= S6 E4 N6 W4$ E4 FST= S6 E7 N6 W7$ E7 N41$.

LAND DESCRIPTION

TOTAL OB/XF 900

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		*RSF	-140.00	90.00	12,600.00	SF		1.00	1.00	0.50	5.50	2.75	34,650							
2	0000	C	VAC RES	0		*RSF	-135.00	127.00	4,445.00	SF		1.00	1.00	1.00	2.00	2.00	8,890							

REVIEW DATE 09/06/2016 BY DF Total Acres: 0.39 Total Land Value: 43,540 Market: 0 Agricultural: 0 Common: 43,540 PRINTED 11/17/2026 BY SYS