

E DIV:COMM 85 FT E OF SW COR, RU  
 POB, RUN E 85 FT, N 210 FT, W 85  
 POB, BLOCK 245.

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

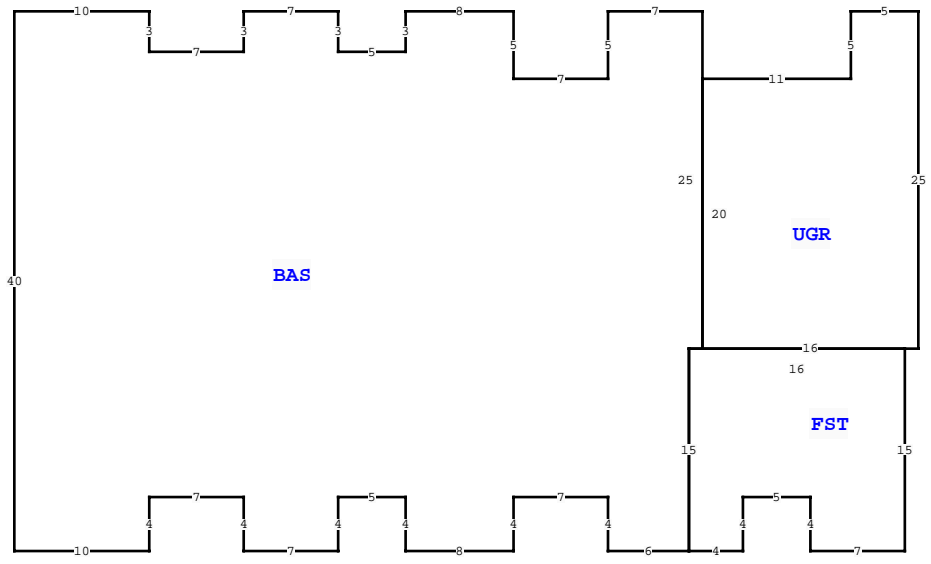
2026

00-00-00-13192-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floo	15	HARDTILE	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	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,878	100	
FST	220	55	
UGR	345	45	
TOTALS	2,443		
TOTAL ADJ AREA	2,154		
SUBAREA MARKET VALUE	174,775		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 1878 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		174,775	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		35,700	
TOTAL MARKET VALUE		211,475	
SOH/AGL Deduction		130,566	
ASSESSED VALUE		80,909	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		29,498	
TOTAL JUST VALUE		211,475	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1089	2/08/2023	QC	U	I	11	100
GRANTOR: PHILIPP SUSAN RUTH						
GRANTEE: HARLAN SHAWN HOLMGR						
1369/0563	9/21/2018	WD	Q	I	01	122,000
GRANTOR: LINDA NETTLES ETAL						
GRANTEE: HARLAN S HOLMGREN &						

EXTRA FEATURES		240 NE LAGUNA DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0

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	0166	CONC,PAVMT	0	100	0	0		0.00	100	0	0	3	100	1,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 S5 W7 N5 W8 S3 W5 N3 W7 S3 W7 N3 W10 S40 E10 N4 E7 S4E7 N4 E5 S4 E8 N4 E7 S4 E6 FST= E4 N4 E5 S4 E7 N15 W16 S15\$ N15 E1 UGR= E16 N25 W5 S5 W11 S20\$ N25\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,000																						
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	0100	C	SFR	100		*RSF-	385.00	210.00	17,850.00	SF		1.00	1.00	1.00	2.00	2.00	35,700							