

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

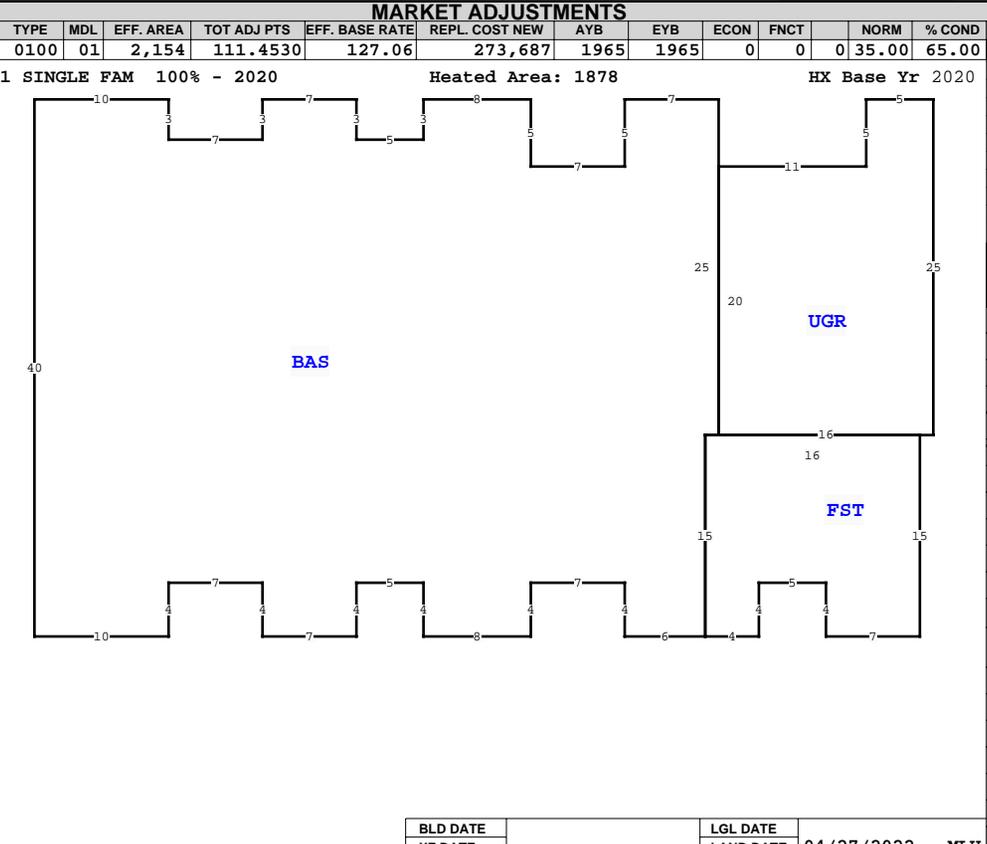
HOLMGREN HARLAN SHAWN  
 240 NE LAGUNA DR  
 LAKE CITY, FL 32055

**2026**

00-00-00-13192-000  


BUILDING CHARACTERISTICS					
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100		1,878	155,102
FST	220	55		121	9,993
UGR	345	45		155	12,801
TOTALS	2,443			2,154	177,897

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 SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			177,897
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			17,850
TOTAL MARKET VALUE			196,747
SOH/AGL Deduction			115,838
ASSESSED VALUE			80,909
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			29,498
TOTAL JUST VALUE			196,747
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															
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	

TOTAL OB/XF												1,000			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/27/2022 MLU									

BUILDING NOTES											
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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	1.00	1.00	17,850										